



## Environmental Planning Commission

Agenda Number: 07  
Project Number: 1004675  
Case #: 16EPC-40013  
April 14, 2016

### Staff Report

<b>Agent</b>	Modulus Architects, Inc.
<b>Applicant</b>	Rain Tunnel Car Spa
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract J, Plat for Vista de La Luz
<b>Location</b>	At 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW
<b>Size</b>	Approximately 1.9 acres
<b>Existing Zoning</b>	SU-1 / O-1 & C-1 Permissive Uses with Exclusions
<b>Proposed Zoning</b>	No Change

### Staff Recommendation

**APPROVAL** of Case # 16EPC-40013 based on the Findings beginning on Page #15, and subject to the Conditions of Approval beginning on Page #21.

**Staff Planner**  
Vicente M. Quevedo, Planner

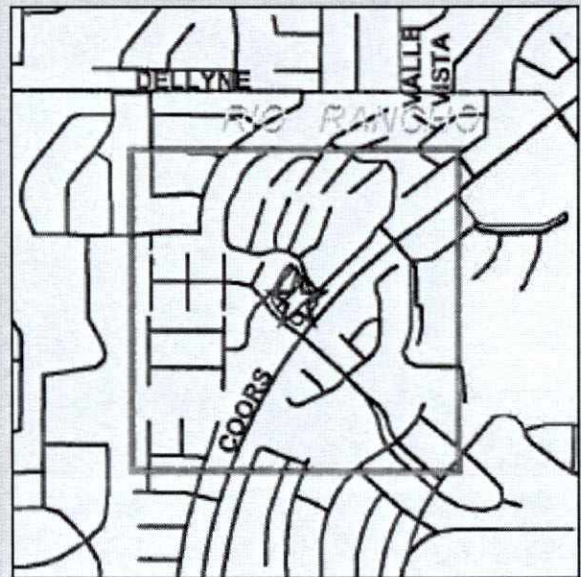
### Summary of Analysis

This is a request for a Site Development Plan for Building Permit for an approximately 1.9 acre site located on Sevilla Ave. between Coors Blvd. and Almeria Dr. NW zoned SU-1 / O-1 and C-1 Permissive Uses with Exclusions to allow for a commercial development to include a car wash and a second phase that is proposed to include retail uses.

The subject is also located within the boundaries of the Vistas de La Luz Site Development Plan for Subdivision that includes design guidelines for the subject site.

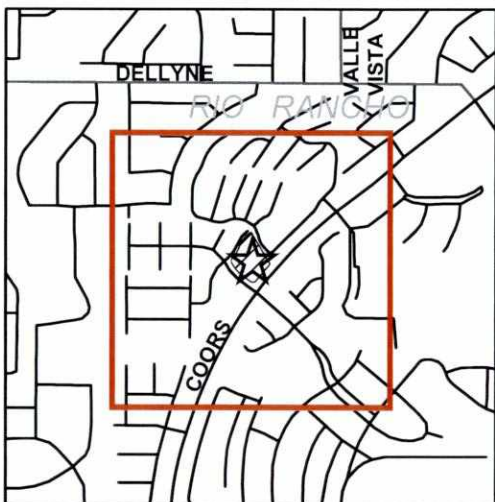
Staff has reviewed the proposed Site Development Plan for Building permit against the requirements of all applicable plans including the Vistas de La Luz Site Development Plan for Subdivision and determined that the request is in general compliance with design regulations.

There is known neighborhood opposition to this request. Staff is recommending approval subject to the findings and conditions within the Staff Report.



City Departments and other interested agencies reviewed this application from 02/29/2016 to 03/11/2016  
Agency comments used in the preparation of this report begin on Page #25.



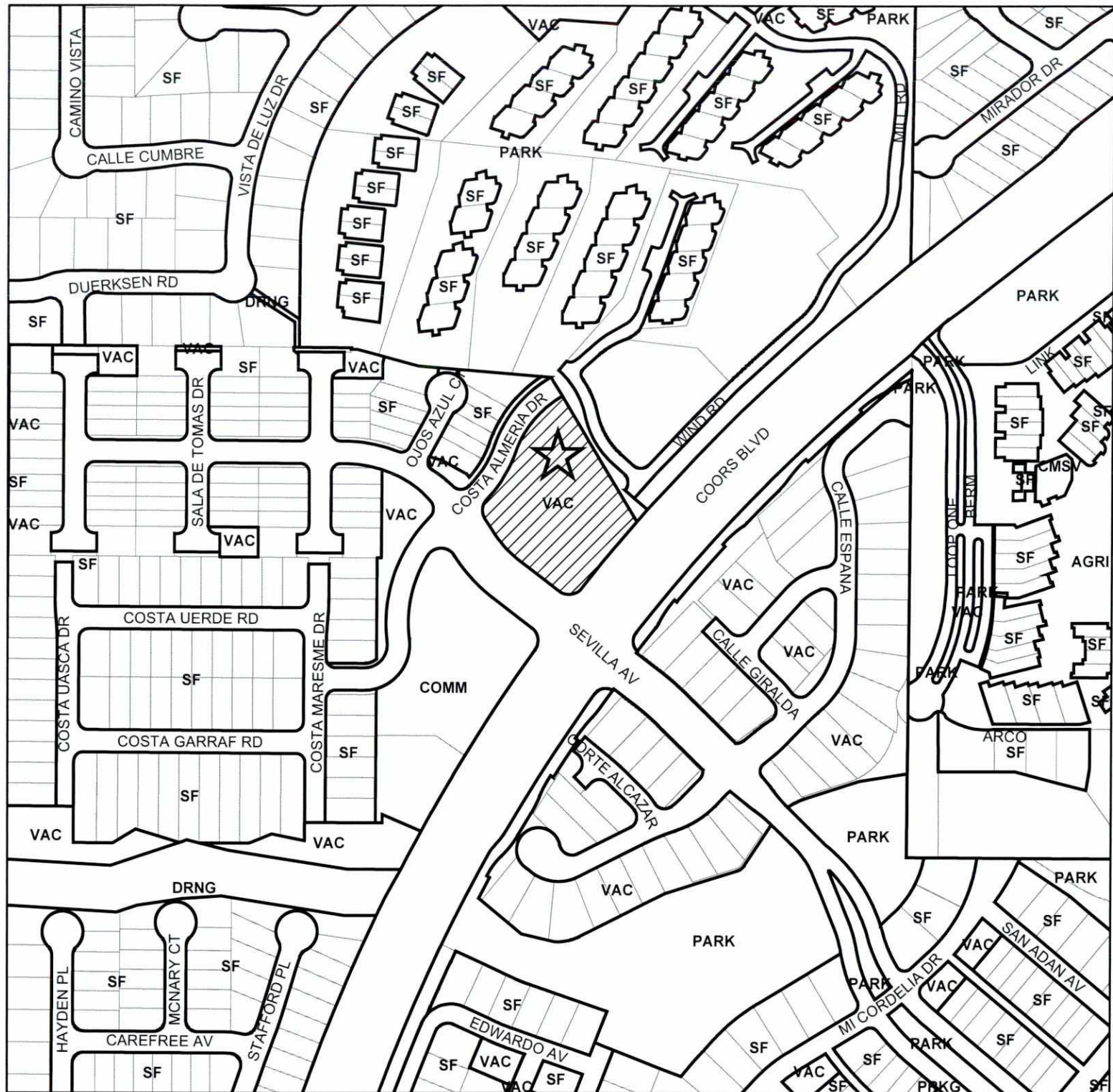


Note: Grey shading indicates County.



Zone Map Page: F-11  
Additional Case Numbers:  
16EPC-40013





## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

AGRI Agriculture  
 COMM Commercial - Retail  
 CMSV Commercial - Service  
 DRNG Drainage  
 MFG Manufacturing  
 MULT Multi-Family or Group Home  
 PARK Park, Recreation, or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 SF Single Family  
 TRAN Transportation Facility  
 VAC Vacant Land or Abandoned Buildings  
 WH Warehousing & Storage



1 inch = 300 feet

Project Number:

1004675

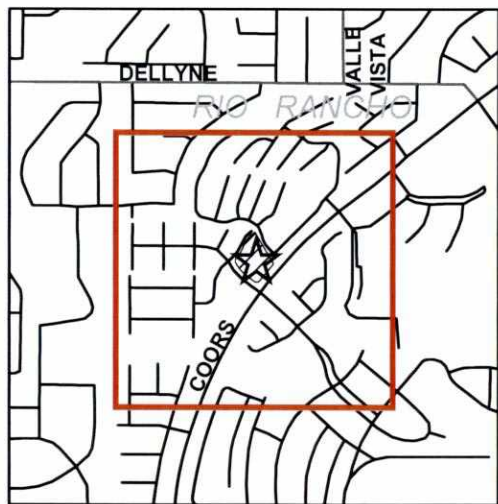
Hearing Date:

04/14/2016

Zone Map Page: F-11

Additional Case Numbers:

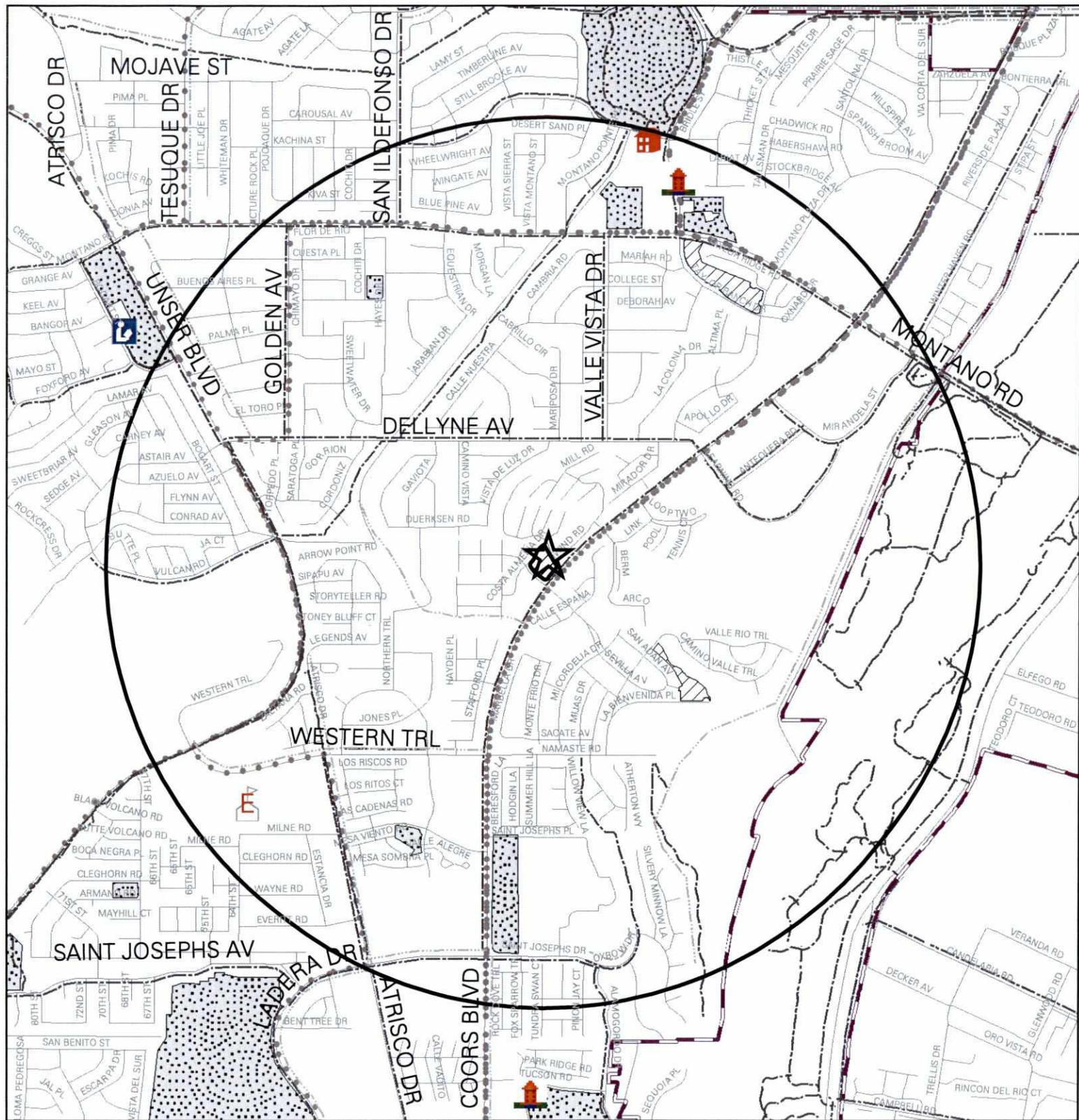
16EPC-40013











Public Facilities Map with One-Mile Buffer

- |                      |                         |                          |                             |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER     | FIRE                    | APS Schools              | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE                  | ABQ Ride Routes          | Landfills designated by EHD |
| SENIOR CENTER        | SHERIFF                 | ABQ Bike Facilities      | Developed County Park       |
| LIBRARY              | SOLID WASTE             | Proposed Bike Facilities | Undeveloped County Park     |
| MUSEUM               | Albuquerque City Limits |                          | Developed City Park         |
|                      |                         |                          | Undeveloped City Park       |

Project Number: 1004675

0 0.5 1 Miles



## ***I. AREA CHARACTERISTICS AND ZONING HISTORY***

### ***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1/O-1 and C-1 Permissive Uses with Exclusions	Established Urban, West Side Strategic Plan, Coors Corridor Plan	Vacant
<b><i>North</i></b>	SU-1 for Mixed Residential & Office Uses	Same	Single-Family Residential
<b><i>South</i></b>	SU-1 for PRD & One Restaurant w/Full Service Liquor	Same	Commercial Retail
<b><i>East</i></b>	SU-1 for PRD (5 DU per Acre)	Same	Vacant
<b><i>West</i></b>	SU-1 for PRD	Same	Single-Family Residential

## ***II. INTRODUCTION***

### ***Proposal***

This is a request for a Site Development Plan for Building Permit for an approximately 1.9 acre site located on Sevilla Ave. between Coors Blvd. and Almeria Dr. NW zoned SU-1 / O-1 and C-1 Permissive Uses with Exclusions to allow for a commercial development to include a car wash and future retail phase that is proposed to include neighborhood scale shops. Though the applicant has indicated that the retail is a future phase, elevations have been included with this submittal and can also be approved by EPC at this time. The subject site is also located within the boundaries of the Vistas de La Luz Site Development Plan for Subdivision that includes design guidelines for the subject site (1004675/06-00140). The proposed uses for the subject site a permissive under the existing SU-1/O-1 and C-1 Permissive Uses with Exclusions zoning designation.

### ***EPC Role***

The EPC is hearing this case because the site is zoned SU-1, and the Vistas de La Luz Site Development Plan for Subdivision states that the O-1/C-1 require separate site plan approval by the EPC. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: Zoning Code §14-16-2-22(A)(1), the SU-1 zone and §14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council [Ref: Zoning Code §14-16-4-4-(A)(2)]. This is a quasi-judicial matter.



### ***History/Background***

The subject site originally comprised two separate tracts: Tract 1 of the Kinscherff Lands (approximately 19.2 acres) and the tract adjacent to the east (approximately 8.5 acres) which fronted Coors Boulevard. In August 1975, the Kinscherff tract was annexed and SU-1 for PRD zoning was established (AX-74-21, Z-74-110). The adjacent 8.5 acre tract was part of a much larger, phased annexation program of Northwest Mesa lands that begun in 1983 and included six areas. The 8.5 acre tract was part of Area 5A-1, which included several acres of land on the east side of Coors Boulevard. In January 1986, zoning was established for the 8.5 acre tract as SU-1 for PRD (10 DU/acre) (Z-85-138, Area 5A-1).

On May 3, 2006 the EPC approved the Vistas de La Luz Site Development Plan for Subdivision (1004675 / 06EPC-00140) for an approximately 29.3 acre site located on the west side of Coors Blvd. between the San Antonio Arroyo and south of La Luz del Oeste. The EPC approval established design standards and reserved two future areas for C-1 and O-1 permissive uses with exclusions (Note: The SU-1 for PRD zoning allows permissive O-1 and permissive C-1 uses up to 25% of the total gross floor area of the development).

### ***Context***

The subject site currently vacant. The subject site is bounded by a Parks and Recreation Facility to the north, single family to the west, commercial retail uses to the south, and Coors Blvd. to the east.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Blvd as a Regional Principal Arterial.

The LRRS designates Sevilla Ave. as a Local Street.

### ***Comprehensive Plan Corridor Designation***

Coors Blvd. is designated a Major Transit Corridor, which is designed to optimize public transit and move large numbers of people in a very timely and efficient manner. These corridors emphasize short trips and convenience and are prime candidates for significant mixed use infill and redevelopment.

### ***Trails/Bikeways***

A bicycle path is located along Coors Blvd. east of the subject site, and the Mariposa Diversion Multiple Use Trail is located approximately a half-mile west of the subject site.

### ***Transit***

Route #96, Crosstown Commuter route, Route #155, Coors route, and Route #790, Blue Line Rapid Ride pass the site Coors. There are two bus stops located 200' south and 200' east from the southeast corner of the property. Both bus stops in the vicinity already have bus shelters, serving Route #96 and Route #155, in northbound and southbound directions.



***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

**III. ANALYSIS**

**APPLICABLE ORDINANCES, PLANS AND POLICIES**

***Albuquerque Comprehensive Zoning Code***

The subject site is zoned SU-1 / O-1 and C-1 Permissive Uses with Exclusions. The O-1 and C-1 exclusions include uses such as church, school, outside sales, auto repair or storage. The applicant's requested use for a car wash falls under Section 14-16-2-16(A)(10)(d) of the C-1 zone of the Zoning Code and is therefore a permissive use on the subject site. The future proposed retail uses on the subject site are permissive under the C-1 zone if they meet the requirements of Section 14-16-2-16(A)(8).

***Albuquerque / Bernalillo County Comprehensive Plan (Rank I)***

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Policy II.B.5.a.: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

***The request partially furthers Policy II.B.5.a. because the Vistas de La Luz subdivision allows for a good mix of land uses including various densities of residential, commercial uses and office uses. While the requested uses for the subject site are permissive under the current zoning and include a mix of commercial and service retail, the request does not include any residential uses that would result in an overall gross density up to 5 DU's/acre.***

Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

***The request furthers Policy II.B.5.d. because the proposed C-1 use would be located appropriately and at an appropriate intensity according to the approved site development plan for subdivision and Zoning Code (Section 14-16-2-16(A)(10)(d) of the C-1 zone). The design of new development respects existing neighborhood values, environmental conditions and carrying capacities by complying with the architectural design standards of the site plan for subdivision, proposing a grading and drainage and landscaping plan in accordance with City***



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*requirements and proposing development that does not exceed the Traffic Engineers threshold to require a Traffic Impact Study (TIS).*

Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*The request furthers Policy II.B.5.e. because the subject site is vacant and contiguous to existing urban facilities and services. The integrity of existing neighborhoods is demonstrated per general compliance with the design standards of the Vistas de La Luz Site Development Plan for Subdivision.*

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The request partially furthers Policy II.B.5.i. because the proposed employment and service uses will complement the surrounding residential uses. Additionally, the applicant has submitted a noise study from a licensed engineer (who has proposed additional site development plan improvements to address issues of noise on surrounding development). Light fixtures are proposed to be fully shielded, and the proposed development does not exceed the Traffic Engineers threshold to require a Traffic Impact Study (TIS).*

Policy II.B.5.1.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The request furthers Policy II.B.5.1. because The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing.*

Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*The request partially furthers Policy II.B.5.k. because the development will be located adjacent to Coors Blvd. (Regional Principal Arterial) and does not meet the Traffic Engineer's threshold requiring a traffic study. Traffic Engineering did submit a series of agency comments that will be converted to conditions of approval for the requested action.*

II.C.4. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a.: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy II.C.4.b.: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.



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*The request furthers Policy II.C.4.a. and II.C.4.b. because the applicant has initiated and submitted a noise study from a licensed engineer. The engineer has proposed additional site development plan improvements to address issues of noise on surrounding development. These improvements will be included as conditions of approval.*

II.D.2. Water Management: The Goal is efficient water management and use.

Policy II.D.2.a.: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

*The request furthers Policy II.D.2. because the applicant will be conserving water utilizing a Pure Water Recovery System that filters all reclaimed water for reuse. The applicant is also proposing underground storage/settling tanks of 12,000 gals of reclaimed water that is reused for undercarriage, tire and rim rinsing.*

II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.a.: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The request partially furthers Policy II.D.6.a. because while the applicant has stated that salaried and part-time positions in the form of 2 managers, 2 assistant managers and 4 – 8 associate employees are expected, no salary ranges were provided with the request.*

Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The request furthers Policy II.D.6.b. because the applicant is a local business owner and the request directly contributes to the development of a local business enterprise.*

II.D.9. Public Safety: The goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

Policy II.D.9.d.: Emergency and routine crime prevention efforts shall be continued and improved.

*The request furthers Policy II.D.9.d. because the applicant has noted in their project narrative that the site development plan has been designed to comply with the “Crime Prevention Through Environmental Design” which is utilized by the Albuquerque Police Department when evaluating non-residential design. APD did not submit any adverse agency comments when evaluating this request.*

#### ***West Side Strategic Plan (Rank II)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Taylor Ranch Community. The Taylor Ranch Community



extends to Paseo del Norte on the north, to the river on the east and to the general vicinity of Western Trails on the south. The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd. and Montano Road intersection. Relevant goals/policies include the following:

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

Policy 1.3: Strip commercial developments shall not be approved on the West Side [emphasis added]. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes or commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where area schools are at or over their designed capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net increase in enrollment for area schools (e.g. senior housing). This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering commercial uses in activity centers.

***The cited WSSP Policy 1.1 and 1.3 are not applicable to this request because the subject site is not located within the boundaries of a Community or Neighborhood Center.***

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

***The request partially furthers WSSP Policy 3.12 because the subject site is located within the Taylor Ranch Community and the request will contribute to continued growth, however, the cited policy is more related to residential development rather than non-residential.***

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

***The cited WSSP Policy 3.16 is not applicable to this request because the subject site is not located within the boundaries of a Community or Neighborhood Center.***

### ***Coors Corridor Plan (Rank III)***

The subject site lies within the boundaries of the Coors Corridor Plan (CCP), a Rank III plan adopted in 1984. It contains policies, regulations, and guidelines for the development of Coors



Boulevard. The subject property is in Segment 3 of the Corridor Plan, which extends from Western Trail to Calabacillas Arroyo. The subject site is not subject to the View Preservation policies of the CCP because the subject is located on the east side of Coors Blvd. The following CCP policies and design regulations apply to the proposal:

Issue 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p. 86)

***The request partially furthers CCP Issue 4.a.3. because while the applicant has submitted a landscape plan with the Site Development Plan for Building Permit, additional buffer landscape elements will need to be included as conditions of approval for the request.***

Issue 4.b.2.A.1 Building Setback Regulation: There shall be a minimum front yard setback of 35 feet from the right-of way in Segments 3 and 4. (p. 89)

***The request furthers CCP Issue 4.b.2.A.1. because the applicant has indicated on the site development plan for building permit that the minimum front yard setback of 35' has been met..***

Issue 4.b.2.B.1 Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelope based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

***The request furthers CCP Issue 4.b.2.B.1. because the maximum allowed height per the underlying C-1 zone is 26' and the applicant has limited the building height to 22' per the site development plan for building permit request.***

Issue 4.b.4.A.2 Site Landscaping Regulation: All exterior trash and storage utility boxes, etc. shall be screened from view. (p. 92)

***The request partially furthers CCP Issue 4.b.4.A.2. because the site development plan demonstrates that the exterior refuse container will include an enclosure, however no detail is provided for storage utility box screening. A condition of approval will be included for storage utility box screening.***

Issue 4.b.4.A.6 Site Landscaping Guideline: The design or fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the main buildings, and should use compatible materials. (p. 93)

***The request furthers CCP Issue 4.b.4.A.6. because the trash enclosure is compatible with the architecture of the main buildings and uses composite materials such as stucco and painted metal.***

Issue 4.b.4.B.2 Site Landscaping Regulation: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as ground-cover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard" materials such as brick or cobblestone may be considered. (p. 93)



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*The request furthers CCP Issue 4.b.4.B.2. because live vegetative ground cover is proposed in compliance with the General Landscaping Regulations of the Zoning Code along with four types of canopy trees (all medium to low water use): Texas Redbud, Honey Locust, Chinese Pistache and Frontier Elm are also proposed. Proposed shrubs include Yellow Bird of Paradise, Rabbit brush, New Mexican Privet, Blue Chip Juniper and Blue Creeping Phlox. Proposed grasses are Needle grass, Feather Reed Grass, Blue Avena Grass and Big Sacaton Grass.*

Issue 4.b.5.B.2 Off-Street Parking Regulation: One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces. (p. 94)

*The cited CCP Issue 4.b.5.B.2. is not applicable because the applicant is not proposing 15 linear parking spaces on the site development plan for building permit.*

Issue 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p. 96)

*The request furthers CCP Issue 4.b.7. because pedestrian connectivity and access to structure's has been provided throughout the site via colored concrete patio, sidewalks and marked pedestrian walkways. The site development plan does not utilize driveways as walkways.*

Issue 4.b. I 0-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. I 00)

*The request furthers CCP Issue 4, Design Guideline 2 because the proposed site development plan complies with the approved design standards (for non-residential buildings) and the buildings are identifiable as Contemporary Pueblo with some minor variations.*

Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged.

*The request furthers CCP Issue 4, Design Guideline 3 because the proposed site development plan complies with the approved design standards (for non-residential buildings) and the buildings are identifiable as Contemporary Pueblo with some minor variations.*

## **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The layout of the parcels within the Unser / McMahon Village Center North Site Development Plan for Subdivision and their corresponding uses further the intent of all applicable plans (Comprehensive Plan, West Side Strategic Plan & Coors Corridor Plan).



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The purpose of design standards is to provide guidance for development and to ensure that a given development will be of high quality and exceed minimum Zoning Code requirements. Design standards also ensure that a development furthers the intent of applicable City Plans and policies and contributes to making planning goals a reality.

The two sheets of design parameters cover the aspects of pedestrian and site amenities, parking, building standards, setbacks, landscape standards, screening, lighting, signage, architecture, and utilities. The request includes a proposed Site Development Plan for Building for the 2.61 acre subject site. The site plan for building permit has been evaluated to ensure compliance with the design parameters of the Vistas de La Luz Site Development Plan for Subdivision and is outlined in more detail in the subsequent section.

### ***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

#### ***Site Plan Layout / Configuration***

This is a request for a Site Development Plan for Building Permit to allow construction of an approximately 5,200 sf car spa on the northern portion of the subject site located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW. The project is proposed to be constructed in two separate phases with the carwash comprising Phase 1. Phase 2 (labeled "Future Retail 4,235 SF") is proposed to include a small retail building, of approximately 4,235 sf near the south eastern portion of the site, and a total of 6 compact parking spaces near the corner of Sevilla Rd. and Costa Almeria Rd.

The buildings are oriented inward toward the parking lot and away from Coors Blvd. All exteriors of the proposed buildings will be done with finished building materials and generally conform to the architectural design guidelines of the Vistas de La Luz Site Development Plan for Subdivision (VLLSDPS). A landscape plan was included in the submittal with the majority of the buffer landscaping along Coors Blvd. Staff is recommending that additional buffer landscaping be included along Costa Almeria Dr. Each building has a dumpster and refuse enclosure that matches the architectural style of the buildings. The enclosure wall will be 6 ft. tall and stucco finished providing aesthetic screening.

Staff also notes that the subject site's orientation on the site plan sheets will need to be standardized throughout the site development plan set. The site plan and landscape plan sheets show the north arrow pointing to the right, while the conceptual grading/drainage and utility plan show the north arrow pointing up. The site plan and landscape plan sheets need to be amended to point north.

#### ***Public Outdoor Space***

While not required by the VLLSDPS Design Guidelines, two benches are proposed on the south side of the proposed car wash building and are labeled as Keyed Note 21. Three separate patio spaces are also proposed for the subject site and include outdoor seating in the form of tables and chairs. Two of the patio areas are proposed on either side of the car wash building, and the third is located east of the proposed Phase 2 retail building. Staff notes however that there is a Keyed Note has not been included for the outdoor seating space or tables and chairs. Staff recommends



inclusion of a Keyed Note for the tables and chairs on the site plan sheet as well as detailed drawings for the benches, tables, and chairs on the elevation sheets of the site development plan.

### ***Vehicular Access, Circulation and Parking***

Vehicles can access the site via a point of ingress and egress off of Sevilla Ave. and Costa Almeria Rd. Staff notes that the access points were previously approved by the EPC's approval of the VLLSDPS (1004675, 06EPC-00140) and will be required to meet Design Process Manual (DPM) standards. Once on the site, vehicles can access the car wash building to the north (car queuing detail has been provided by the applicant), or the Phase 2 retail shops to the east. Upon exiting the car wash building vehicles will stop in the drying area at the northeast corner of the subject site and then exit the carwash area and back into the parking lot area heading west.

According to the VLLSDPS, parking areas are required to be broken up into a series of smaller areas in order to lessen their visual impact on the built environment, which the applicant has complied with. According to the Zoning Code, the proposed car wash and future retail uses fall under the retail and service uses category of the Off-Street Parking Regulations (14-16-3-1(A)(27)). According to this provision, a total of 48 regular parking spaces would be required ( $9,511 \text{ sf} / 200 = 47.5$  or 48). The parking calculations state that a total of 36 parking spaces will be provided. However, following discussions with the Code Enforcement Division the applicant can also count the carwash queuing lane and drying area as part of their parking calculations bringing the actual total to 61 spaces.

The parking calculations also indicate that 2 Accessible spaces are provided and 3 are required, and 2 Motorcycle spaces are provided and 2 are required. No bicycle spaces are indicated on the site development plan and 3 Bicycle spaces are required per the VLLSDPS Design Guidelines and Section 14-16-3-1 (Off-Street Parking Regulations) of the Zoning Code. The parking calculations shall be revised to reflect 48 minimum spaces required, 3 Accessible spaces, and 3 bicycle spaces. The subject site's is SU-1 zoning designation gives the EPC full discretion over parking on the subject site per Section 14-16-2-22 (Special Use Zone) of the Zoning Code.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

Route #96, Crosstown Commuter route, Route #155, Coors route, and Route #790, Blue Line Rapid Ride pass the site Coors. There are two bus stops located 200' south and 200' east from the southeast corner of the property. Both bus stops in the vicinity already have bus shelters, serving Route #96 and Route #155, in northbound and southbound directions.

Pedestrians and bicyclists can access the subject site from Sevilla Ave. and Costa Almeria Rd. Pedestrian pathways are indicated on the site development plan as Keyed Notes 1.) Existing Concrete Sidewalk, 2.) New Concrete Sidewalk, 14.) Colored Concrete Patio that provide inner connectivity throughout the site as well as outdoor pedestrian amenities.

### ***Walls/Fences***

A 3' high retaining wall is proposed along the northern, eastern, and a portion of the southern edges of the subject site. No additional walls or fencing is proposed for the subject site. Staff recommends that the retaining wall be indicated on the site development plan sheet AS1 and that



additional detailed drawings be included on the elevation sheets as no retaining wall is currently indicated.

### ***Lighting and Security***

A series of six 20' high light poles are proposed on the subject site. The proposed light fixtures conform to the Area Lighting Regulations of the Zoning Code (Section 14-16-3-9) and the Lighting Section of the VLLSDPS which requires light fixtures to be further than 70' from a residential zone if they are proposed to be 20' in height. The light fixtures measure a minimum of 80' away from any surrounding residential zone (west of the subject site across from Costa Almeria Rd).

Staff is recommending, however that elevations sheet A2 be revised to include notations stating that the lighting plan for the subject site will conform to the Area Lighting Regulations of the Zoning Code (§ 14-16-3-9). More specifically subsections (A) & (B) of the Area Lighting Regulations state that lighting fixtures must include a cut-off angle, not directly shine on any public right-of-way or any other residential premises and shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone. The applicant must also add a notation that all site lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).

### ***Landscaping***

The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant schedule is provided. All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on the landscape plan. However, the General Notes Section will need to be revised to remove the last note which reads "In areas of the site where there is no irrigation system, the contractor will be required to hand water all plant material for the duration of an entire growing season until plan material is established" because there should not be any area with landscaping that does not also include an irrigation system. Per Section 6-6-2-5 (Street Tree Policies) of the Code of Ordinances the applicant is required to provide a street tree plan for any building of over 200 sf and where the lot is adjacent to a major street. For most typical street trees, the spacing should be about 30 ft. The street frontage dimension along Coors Blvd. is approximately 200 lineal feet meaning that the minimum number of required street trees 7. The applicant has only indicated that 6 street trees will be provided along Coors Blvd. The landscape plan will need to be revised to show 7 street trees. The applicant is also providing 5 parking lot trees as required by the Coors Corridor Plan.

The total required landscape net lot area coverage for the site is 11,446 sf and the applicant is proposing 24,771 sf which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 8,585 sf and the applicant is only proposing 8,505 sf of live plant coverage which does not meet the minimum requirement. The landscape plan will need to be revised to show the correct amount of live plant coverage square footage.



### ***Grading, Drainage, Utility Plans***

The subject site currently slopes east toward Coors Blvd. There is currently a temporary detention pond and catch basin with an outlet to the public storm drain at the northeast corner of the subject site. The west end of the site is relatively even with the existing right-of-way (Costa Almeria Rd.). Retaining walls are proposed along the eastern edge of the subject site and landscaped areas. There will be increases in runoff volumes and flow rates following development of the subject site. Run-off from impervious areas are routed to scattered onsite detention ponds with overflow being routed via an onsite drainage system to an existing outfall to the public storm drain system.

### ***Architecture***

The Car Spa building and retail building are designed to be compatible with one another. The VLLSDPS approved architectural style of Contemporary Pueblo are proposed for the proposed car wash and future retail buildings on the subject site. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing. There is ample store front on the retail building with all exterior walls finished with cohesive design and building materials. Both buildings incorporate cultured stone wainscoting in a natural earth tone. Shade canopies will be provided as a building accent.

### ***Signage***

According to the elevation sheets, the applicant is proposing building mounted signage on the north, east, south and west car wash and future retail building facades with a notation that "Signs shall not exceed 15% of each façade". However the VLLSDPS limits wall mounted signage to 8% of any building façade. When applying the 8% signage area cap, the wall mounted signage for the Carwash building does not exceed the maximum allowed but the future retail building exceeds the maximum allowed as outlined below:

#### **Carwash Building:**

North Façade: Maximum signage area = 132 sf, 86 sf proposed

South Façade: Maximum signage area = 147 sf, 114 sf proposed

East Façade: Maximum signage area = 225 sf, 36 sf proposed

West Façade: Maximum signage area = 194 sf, 168 sf proposed

#### **Phase 2 (Future Retail) Building:**

North Façade: Maximum signage area = 99 sf, 120 sf proposed

South Façade: Maximum signage area = 92 sf, 105 sf proposed

East Façade: Maximum signage area = 115 sf, 165 sf proposed

West Façade: Maximum signage area = 121 sf, 184 sf proposed

Therefore the elevations sheet shall be revised to indicate that wall mounted signage shall not exceed 8% of the building façade per the VLLSDPS Design Guidelines. The elevations sheet



shall also be revised to reflect the maximum signage area allowed and proposed for the carwash and the Phase 2 (Future Retail) Building.

Two entry way monument signs are proposed at each point of ingress onto the subject site along Sevilla Ave. and Costa Almeria Dr. Each monument sign is proposed to be 9' in height and have a total sign area of 75 sf. Each monument sign does not exceed the maximum allowable signage of the Zoning Code, VLLSDPS Design Guidelines and Coors Corridor Plan.

#### ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

##### ***Reviewing Agencies***

Agencies reviewed this request from February 29, 2016 to March 11, 2016. The most significant agency comments were received from the Code Enforcement Division and Traffic Engineering Department. Code Enforcement commented that the proposed car repair use was not allowed under the existing zoning for the subject site and the applicant has removed this element from the site development plan.

Traffic Engineering will require the applicant to provide additional information regarding parking dimensions and further demonstrate that the site development plan meets Federal ADA requirements. Traffic Engineering comments have been included as conditions of approval for the requested action. Staff notes that according to the Traffic Impact Study (TIS), the proposed uses for the subject site do not meet the city standard threshold to require the applicant to require a TIS for the subject site.

##### ***Neighborhood/Public***

The Taylor Ranch Neighborhood Association, La Luz del Sol Neighborhood Association, La Luz Landowners Association, West Side Coalition of Neighborhood Associations and property owners with 100 feet of the subject site were all notified of this request. A facilitated meeting was recommended by the Office of Neighborhood Coordination and held on March 21, 2016.

The meeting was very well attended. Although the tone of the meeting was cordial and positive, attendees strongly opposed the application. Additional concerns regarding whether the proposed use is permissive based on site development plan restrictions, traffic impacts, increased noise levels from vehicles, and increased crime and safety issues. Additional details regarding the meeting can be found in the attached Facilitated Meeting report.

Following the facilitated meeting, staff received several letters expressing opposition to the request from individual citizens as well as surrounding neighborhood association representatives stating that they were not in agreement with the type of business proposed for the subject site and believed that a traffic study was warranted. Residents also contacted the New Mexico Department of Transportation (NMDOT) to request a TIS be required per state criteria. Upon further review, the NMDOT declined to require the applicant to conduct a TIS per state requirements for the subject site.

In response to these concerns, the applicant has removed the originally proposed car repair use from the car wash portion of the site development plan, and conducted an engineered noise study



which indicates that the proposed carwash use will not exceed the requirements of the Albuquerque Noise Ordinance.

#### ***V. CONCLUSION***

This is a request for a Site Development Plan for Building Permit to allow construction of an approximately 5,200 sf car spa on the northern portion of the subject site located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW. The project is proposed to be constructed in two separate phases with the carwash comprising Phase 1. Phase 2 is proposed to include a small retail building, of approximately 4,235 sf near the south eastern portion of the site, and a total of 6 compact parking spaces near the corner of Sevilla Rd. and Costa Almeria Rd.

The subject is also located within the boundaries of the Vistas de La Luz Site Development Plan for Subdivision that includes design guidelines for the subject site. The proposed uses for the subject site are permissive under the existing SU-1/O-1 and C-1 Permissive Uses with Exclusions zoning designation.

Staff has reviewed the requested action against the requirements of the applicable regulatory and policy documents including the Zoning Code, Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the EPC approved Vistas de La Luz Site Development Plan for Subdivision for compliance. Following this review, staff has concluded that the request furthers a preponderance of applicable goals, policies and regulations and is recommending approval of the request subject to the findings and conditions contained within the staff report. As of the writing of the staff report, there is known neighborhood opposition to this request.



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***FINDINGS - 16EPC-40013 – April 14, 2016 - Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for Tract J, Plat for Vista de La Luz located on Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW and containing approximately 1.9 acres.
2. This is a request for a Site Development Plan for Building Permit to allow construction of an approximately 5,200 sf car spa on the northern portion of the subject site located at 5401 Sevilla Ave. NW, between Coors Blvd. and Costa Almeria Dr. NW. The project is proposed to be constructed in two separate phases with the carwash comprising Phase 1. Phase 2 is proposed to include a small retail building, of approximately 4,235 sf near the south eastern portion of the site, and a total of 6 compact parking spaces near the corner of Sevilla Rd. and Costa Almeria Rd.
3. The proposed carwash and retail uses for the subject site are permissive under the existing SU-1 / O-1 and C-1 Permissive Uses with Exclusions zoning designation.
4. The subject site originally comprised two separate tracts: Tract 1 of the Kinscherff Lands (approximately 19.2 acres) and the tract adjacent to the east (approximately 8.5 acres) which fronted Coors Boulevard. In August 1975, the Kinscherff tract was annexed and SU-1 for PRD zoning was established (AX-74-21, Z-74-110). The adjacent 8.5 acre tract was part of a much larger, phased annexation program of Northwest Mesa lands that begun in 1983 and included six areas. The 8.5 acre tract was part of Area 5A-1, which included several acres of land on the east side of Coors Boulevard. In January 1986, zoning was established for the 8.5 acre tract as SU-1 for PRD (10 DU/acre) (Z-85-138, Area 5A-1).

On May 3, 2006 the EPC approved the Vistas de La Luz Site Development Plan for Subdivision (1004675 / 06EPC-00140) for an approximately 29.3 acre site located on the west side of Coors Blvd. between the San Antonio Arroyo and south of La Luz del Oeste. The EPC approval established design standards and reserved two future areas for C-1 and O-1 permissive uses with exclusions (Note: The SU-1 for PRD zoning allows permissive O-1 and permissive C-1 uses up to 25% of the total gross floor area of the development).

5. The subject site is located within the boundaries of the Vistas de La Luz Site Development Plan for Subdivision (1004675 / 06EPC-00140) and subject to the approved Design Standards outlined in the plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.



7. The request further the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

*The request furthers Policy II.B.5.d. because the proposed C-1 use would be located appropriately and at an appropriate intensity according to the approved site development plan for subdivision and Zoning Code (Section 14-16-2-16(A)(10)(d) of the C-1 zone). The design of new development respects existing neighborhood values, environmental conditions and carrying capacities by complying with the architectural design standards of the site plan for subdivision, proposing a grading and drainage and landscaping plan in accordance with City requirements and proposing development that does not exceed the Traffic Engineers threshold to require a Traffic Impact Study (TIS).*

- B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*The request furthers Policy II.B.5.e. because the subject site is vacant and contiguous to existing urban facilities and services. The integrity of existing neighborhoods is demonstrated per general compliance with the design standards of the Vistas de La Luz Site Development Plan for Subdivision.*

- C. Policy II.B.5.1.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The request furthers Policy II.B.5.1. because The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing.*

- D. II.C.4. Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a.: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy II.C.4.b.: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

*The request furthers Policy II.C.4.a. and II.C.4.b. because the applicant has initiated and submitted a noise study from a licensed engineer. The engineer has proposed additional site development plan improvements to address issues of noise on surrounding development. These improvements will be included as conditions of approval.*



- E. II.D.2. Water Management: The Goal is efficient water management and use.

Policy II.D.2.a.: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

*The request furthers Policy II.D.2. because the applicant will be conserving water utilizing a Pure Water Recovery System that filters all reclaimed water for reuse. The applicant is also proposing underground storage/settling tanks of 12,000 gals of reclaimed water that is reused for undercarriage, tire and rim rinsing.*

- F. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The request furthers Policy II.D.6.b. because the applicant is a local business owner and the request directly contributes to the development of a local business enterprise.*

- G. II.D.9. Public Safety: The goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

- H. Policy II.D.9.d.: Emergency and routine crime prevention efforts shall be continued and improved.

*The request furthers Policy II.D.9.d. because the applicant has noted in their project narrative that the site development plan has been designed to comply with the "Crime Prevention Through Environmental Design" which is utilized by the Albuquerque Police Department when evaluating non-residential design. APD did not submit any adverse agency comments when evaluating this request.*

8. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.a.: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

*The request partially furthers Policy II.B.5.a. because the Vistas de La Luz subdivision allows for a good mix of land uses including various densities of residential, commercial uses and office uses. While the requested uses for the subject site are permissive under the current zoning and include a mix of commercial and service retail, the request does not include any residential uses that would result in an overall gross density up to 5 DU's/acre.*

- B. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.



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*The request partially furthers Policy II.B.5.i. because the proposed employment and service uses will complement the surrounding residential uses. Additionally, the applicant has submitted a noise study from a licensed engineer (who has proposed additional site development plan improvements to address issues of noise on surrounding development). Light fixtures are proposed to be fully shielded, and the proposed development does not exceed the Traffic Engineers threshold to require a Traffic Impact Study (TIS).*

- C. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*The request partially furthers Policy II.B.5.k. because the development will be located adjacent to Coors Blvd. (Regional Principal Arterial) and does not meet the Traffic Engineer's threshold requiring a traffic study. Traffic Engineering did submit a series of agency comments that will be converted to conditions of approval for the requested action.*

- D. II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.a.: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The request partially furthers Policy II.D.6.a. because while the applicant has stated that salaried and part-time positions in the form of 2 managers, 2 assistant managers and 4 – 8 associate employees are expected, no salary ranges were provided with the request.*

9. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

- A. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due its contiguous location to the rest of the City and efficient location for receiving City services.

*The request partially furthers WSSP Policy 3.12 because the subject site is located within the Taylor Ranch Community and the request will contribute to continued growth, however, the cited policy is more related to residential development rather than non-residential.*



10. The request furthers the following applicable goals and policies of the Coors Corridor Plan:

- A. Issue 4.b.2.A.1 Building Setback Regulation: There shall be a minimum front yard setback of 35 feet from the right-of way in Segments 3 and 4. (p. 89)

*The request furthers CCP Issue 4.b.2.A.1. because the applicant has indicated on the site development plan for building permit that the minimum front yard setback of 35' has been met..*

- B. Issue 4.b.2.B.1 Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelope based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

*The request furthers CCP Issue 4.b.2.B.1. because the maximum allowed height per the underlying C-1 zone is 26' and the applicant has limited the building height to 22' per the site development plan for building permit request.*

- C. Issue 4.b.4.A.6 Site Landscaping Guideline: The design or fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the main buildings, and should use compatible materials. (p. 93)

*The request furthers CCP Issue 4.b.4.A.6. because the trash enclosure is compatible with the architecture of the main buildings and uses composite materials such as stucco and painted metal.*

- D. Issue 4.b.4.B.2 Site Landscaping Regulation: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as ground-cover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard" materials such as brick or cobblestone may be considered. (p. 93)

*The request furthers CCP Issue 4.b.4.B.2. because live vegetative ground cover is proposed in compliance with the General Landscaping Regulations of the Zoning Code along with four types of canopy trees (all medium to low water use): Texas Redbud, Honey Locust, Chinese Pistache and Frontier Elm are also proposed. Proposed shrubs include Yellow Bird of Paradise, Rabbit brush, New Mexican Privet, Blue Chip Juniper and Blue Creeping Phlox. Proposed grasses are Needle grass, Feather Reed Grass, Blue Avena Grass and Big Sacaton Grass.*

- E. Issue 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p. 96)

*The request furthers CCP Issue 4.b.7. because pedestrian connectivity and access to structure's has been provided throughout the site via colored concrete patio, sidewalks and marked pedestrian walkways. The site development plan does not utilize driveways as walkways.*



- F. Issue 4.b. I 0-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.
- G. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. I 00)

*The request furthers CCP Issue 4, Design Guideline 2 because the proposed site development plan complies with the approved design standards (for non-residential buildings) and the buildings are identifiable as Contemporary Pueblo with some minor variations.*

- H. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged.

*The request furthers CCP Issue 4, Design Guideline 3 because the proposed site development plan complies with the approved design standards (for non-residential buildings) and the buildings are identifiable as Contemporary Pueblo with some minor variations.*

11. The request partially furthers the following applicable goals and policies of the Coors Corridor Plan:

- A. Issue 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p. 86)

*The request partially furthers CCP Issue 4.a.3. because while the applicant has submitted a landscape plan with the Site Development Plan for Building Permit, additional buffer landscape elements will need to be included as conditions of approval for the request.*

- B. Issue 4.b.4.A.2 Site Landscaping Regulation: All exterior trash and storage utility boxes, etc. shall be screened from view. (p. 92)

*The request partially furthers CCP Issue 4.b.4.A.2. because the site development plan demonstrates that the exterior refuse container will include an enclosure, however no detail is provided for storage utility box screening. A condition of approval will be included for storage utility box screening.*



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12. The site plan for building permit has been evaluated to ensure compliance with the design parameters of the Vistas de La Luz Site Development Plan for Subdivision and is outlined in more detail in the subsequent section.
  13. The Taylor Ranch Neighborhood Association, La Luz del Sol Neighborhood Association, La Luz Landowners Association, West Side Coalition of Neighborhood Associations and property owners with 100 feet of the subject site were all notified of this request.
  14. A facilitated meeting was recommended by the Office of Neighborhood Coordination and held on March 21, 2016.
  15. Staff received written public comments and petitions from neighborhood association representatives and area residents opposing the request.

***RECOMMENDATION – 16EPC-40013 – April 14, 2016***

**APPROVAL of 16EPC-40013, a request for Site Development Plan for Building Permit, for Tract J, Plat for Vista de La Luz, based on the preceding Findings and subject to the following Conditions of Approval.**

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***CONDITIONS OF APPROVAL – 16EPC-40013 – April 14, 2016 - Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Additional buffer landscaping that conforms to the approved Vista de La Luz Site Development Plan for Subdivision (VLLSDPS) shall be included along Costa Almeria Dr.



4. The site plan and landscape plan sheets shall be amended to point north to match the layout of the conceptual grading/drainage and utility plan sheets.
5. A Keyed Note for the tables and chairs on the site plan sheet as well as detailed drawings for the benches, tables, and chairs shall be included on the elevation sheets of the site development plan.
6. The parking calculations shall be revised to reflect 48 minimum spaces required, 3 Accessible spaces, and 3 bicycle spaces.
7. The 3' high retaining wall indicated on the landscape plan shall also be indicated on site development plan sheet AS1 and additional detailed drawings for the 3' high retaining wall shall also be included on the elevation sheets.
8. Elevations sheet A2 shall be revised to include notations stating that the lighting plan for the subject site will conform to the Area Lighting Regulations of the Zoning Code (§ 14-16-3-9). The applicant shall also add a notation that all site lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
9. The landscape plan will need to be revised to show 7 street trees to comply with the City of Albuquerque Street Tree Ordinance (6-6-2-5, Street Tree Policies).
10. The landscape plan will need to be revised to show the correct amount of live plant coverage square footage, as it currently indicates that the landscape plan does not meet the minimum requirements of the zoning code.
11. The elevations sheet shall be revised to indicate that wall mounted signage shall not exceed 8% of the building façade per the VLLSDPS Design Guidelines.
12. The elevations sheet shall be revised to reflect the maximum signage area allowed per the VLLSDPS Design Guidelines, and proposed signage area for the carwash and the Phase 2 (Future Retail) Building.
13. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.



14. Per the Engineered Sound Study submitted by the applicant, absorptive sound panels shall be included inside the tunnel spray area and shall be identified with a Keyed Note on the site development plan for building permit.
15. Conditions of approval from New Mexico Department of Transportation:
  - A. NMDOT is requesting a 5-foot sidewalk to be installed along Coors to tie into the existing ADA curb ramp and sidewalk.
16. Conditions of approval from Public Service Company of New Mexico:
  - A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
  - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697
  - C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
17. Conditions of approval from Traffic Engineering:
  - A. Identify the right of way width, medians, curb cuts, and street widths on Coors Blvd, Sevilla Ave., and Costa Almeria Rd.
  - B. Please detail all existing and proposed sidewalks, ADA ramps and curb cuts on Coors Blvd, Sevilla Ave. and Costa Almeria Rd.
  - C. Please list the width and length for all parking spaces.
  - D. Parking spaces cannot overhang ADA access ramps. Please add wheel stops at the ADA parking spaces.
  - E. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"



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- F. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
  - G. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details and dimensions, Note No. 3.
  - H. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details and dimensions, Note No. 3.
  - I. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out this detail.
  - J. Provide a clear sight distance exhibit. Please call out the Mini Clear Sight detail for Sevilla Ave. and Costa Almeria Rd.
  - K. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for Coors Blvd.
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**Vicente M. Quevedo**  
**Planner**

***Notice of Decision cc list:***

Modulus Architects, 100 Sun Ave. NE, Suite 305, Albuquerque, NM 87109  
Jolene Wolfley, 7216 Carson Trl. NW, Albuquerque, NM 87120  
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120  
Wallace Ford, 10 Wind Rd. NW, Albuquerque, NM 87120  
Arthur Woods, 33 Wind Rd. NW, Albuquerque, NM 87120  
Rae Peris, 15 Tennis Ct. NW, Albuquerque, NM 87120  
Pat Gallager, 24 Link NW, Albuquerque, NM 87120  
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114-2701



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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Enforcement

With regards to 16EPC40013 case #1004675: The current Zoning would allow the use of property as a car wash, however the additional requested use of oil change would not be allowed, as the Zoning specifically does not allow auto repair. A Zone change would be required to allow this use.

#### Office of Neighborhood Coordination

Taylor Ranch NA, La Luz del Sol NA, La Luz Landowners Assoc, West Side Coalition of NA's

#### Long Range Planning

Reviewed, no adverse comments

#### Metropolitan Redevelopment Agency

No comments received.

### CITY ENGINEER

**Project # 1004675 Vista De La Luz**

16EPC-40013

Site Development-Building Permit

The following will be required at DRB:

- Identify the right of way width, medians, curb cuts, and street widths on Coors Blvd, Sevilla Ave., and Costa Almeria Rd.
- Please detail all existing and proposed sidewalks, ADA ramps and curb cuts on Coors Blvd, Sevilla Ave. and Costa Almeria Rd.
- Please list the width and length for all parking spaces.
- Parking spaces cannot overhang ADA access ramps. Please add wheel stops at the ADA parking spaces.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
- The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)



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- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details and dimensions, Note No. 3.
  - Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details and dimensions, Note No. 3.
  - Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out this detail.
  - Provide a clear sight distance exhibit. Please call out the Mini Clear Sight detail for Sevilla Ave. and Costa Almeria Rd.
  - Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for Coors Blvd.

**NM DOT**

NMDOT is requesting a 5-foot sidewalk to be installed along Coors to tie into the existing ADA curb ramp and sidewalk.

**Hydrology Development**

**#1004675 SPBP Rain Tunnel**

Drainage Report will need to demonstrate that there is capacity on Coors for the increase in peak flow. Otherwise, peak flow will need to be kept closer to existing (to within 15% of existing). Several segments of Coors are at or above capacity.

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

No comments received.

***WATER UTILITY AUTHORITY***

**Utility Services**

1. 16EPC-40013 Site Development Plan for Building Permit
  - a. An availability statement is required prior to Site Development Plan for Building Permit approval. Requests shall include fire marshal requirements (Fire 1).
  - b. The 3" water meter shown on the Utility Plan shall be located within the public right-of-way. A large meter vault is required for this water meter.

***ENVIRONMENTAL HEALTH DEPARTMENT***

No comments received.

***PARKS AND RECREATION***

**Planning and Design**



No comments received.

**Open Space Division**

Reviewed, no adverse comments.

**City Forester**

No comments received.

***POLICE DEPARTMENT/Planning***

**EPC 1004675** – This project is in the Northwest Area Command.

- Proposed pole lights and tree landscape are positioned to provide good natural surveillance.
- Recommend the installation of a video surveillance system. Cameras should be positioned to view all vehicle and pedestrian access points, vehicle pathways, waiting areas, walkways, parking lots, common areas and building approaches. Each camera should be monitored and recorded for real-time and historical use.

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

What is item located on right side of #16 Enclosure and will it hang over the enclosure?

***FIRE DEPARTMENT/Planning***

No comments received.

***TRANSIT DEPARTMENT***

Route #96, Crosstown Commuter route, Route #155, Coors route, and Route #790, Blue Line Rapid Ride pass the site Coors.

There are two bus stops located 200' south and 200' east from the southeast corner of the property. Both bus stops in the vicinity already have bus shelters, serving Route #96 and Route #155, in northbound and southbound directions.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

No comments received.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

P#1004675    Rain Tunnell, (F-11)  
16EPC-40013 Reviewed. No comment.



***ALBUQUERQUE PUBLIC SCHOOLS***

No comments received.

***MID-REGION COUNCIL OF GOVERNMENTS***

No comments received.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Conditions for Approval for Project #1004675 Site Development Plan for Building Permit  
(Rain Tunnel Car Spa and Lube Service at the NE corner of Sevilla Ave NW and Coors  
Blvd NW) 16EPC-400013**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.





## Legend

- Bernalillo County Parcels
- Primary Streets
  - Urban Principal Arterial
  - BN and SF Railroad
  - Freeway
  - Urban Minor Arterial
- Other Streets
- Zoning
  - <all other values>
  - RESIDENTIAL
  - COMMERCIAL
  - OFFICE
  - INDUSTRIAL / WHOLESALE / MANUFACTURING
  - INSTITUTIONAL / GOVERNMENT
  - UTILITIES / TRANSPORTATION
  - OPEN SPACE / RECREATION / AGRICULTURAL
  - RESIDENTIAL / AGRICULTURAL
  - NOT CLASSIFIED
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

0.0 0 0.01 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/7/2016 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



## HISTORY

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City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: May 3, 2006

## AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004675**  
06EPC-00140 EPC Site Development Plan-  
Subdivision

TS McNaney & Associates  
3 Wind Road NW  
Albuq. NM 87120

**LEGAL DESCRIPTION:** for all or a portion of Tract 1, **Summary Plat of Kinscherff Lands and a tract of land in the SW ¼ of the NE ¼, Section 35, T11, R2E**, zoned SU-1 PRD-10 DU/ACRE, located on the west side of COORS BLVD. NW, between the SAN ANTONIO ARROYO and LA LUZ DEL OESTE, containing approximately 30 acres. (F-11) Catalina Lehner, Staff Planner

On April 20, 2006 the Environmental Planning Commission voted to approve Project 1004675/ 06EPC 00140, a Site Development Plan for Subdivision for Tract 1 Summary Plat, Kinscherff Lands, T11N R2E Section 35, and Tract of Land in SW ¼ of NE ¼, T11N R2E Section 35, zoned SU-1 for PRD (10 DU/ac), based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 1 Summary Plat, Kinscherff Lands and a Tract of Land in SW ¼ of NE ¼, Section 35, T11N, R2E, approximately 29.32 acres located on the west side of Coors Boulevard, between the San Antonio Arroyo and south of La Luz del Oeste.
2. The applicant proposes design standards for the Vistas de La Luz project—a planned residential development (PRD) consisting of 67 single-family homes and 72 townhomes (139 units total). Two future areas are reserved for C-1 and O-1 permissive uses with exclusions.
3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos also applies.
4. The request *partially furthers* the intent of the following Comprehensive Plan policies:
  - Policy II.B.5a—full range of urban land uses. The proposed development will introduce more residential uses in a residential area but also includes some future office and/or commercial uses.



AMENDED OFFICIAL NOTICE OF DECISION  
APRIL 20, 2006  
PROJECT #1004675  
PAGE 2 OF 7

- Policy II.B.5e-programmed facilities/neighborhood integrity. The use of existing services is not likely to compromise neighborhood integrity but it may affect septic tanks.
  - Policy II.B.5d-neighborhood values/natural environmental conditions. Neighborhoods are concerned about views, open space, drainage, soil and impact to wildlife. The request has been revised to accommodate concern about views, but not the other issues.
  - Policy II.B.5i-design quality/innovation. The proposed development will be appropriate for the area in terms of color and design, though the design is not particularly innovative and garages are prominent.
5. The proposal *mostly does not further* the intent of the following Comprehensive Plan policies:
- Policy II.B.5j-location of new commercial development. The C-1/O-1 tracts are not located in a small-neighborhood center or a larger area shopping center.
  - Policy II.B.5i-employment/service use location. Though the C-1 and O-1 uses permitted are limited, but without a site plan it is not possible to tell if these uses will be sited to minimize potential effects.
6. Regarding the West Side Strategic Plan (WSSP), the request *further*s and *partially further*s the following policies:
- Policy 3.12-contiguous location for growth. The subject site is well-located for receiving City services.
  - Policy 4.6-design guideline sections/policies. The site plan and design standards have been revised to incorporate neighbors' concerns about views.
  - Policy 1.1-Community and Neighborhood Centers (partially further)s. Locating residential uses outside of centers supports the Plan's intention, and locating non-residential uses outside of centers is contrary to the Plan's intention.
7. The request *mostly does not further* and *does not further* the following WSSP policies:
- Policy 3.16-commercial uses location (mostly doesn't further). Commercial uses are appropriate in Community and Neighborhood Centers, but are not prohibited outside them.
  - Policy 4.10-land use/vehicle alternatives. The request does not sufficiently address vehicle, pedestrian and bicycle circulation patterns.
  - Policy 1.2-transit feasibility/access plan. The request does not address transit and that Coors Boulevard is an Enhanced Transit Corridor.
8. The request *partially complies* with WSSP Policy 2.5. Families with children are likely to look for larger, less expensive housing but cannot be prohibited from residing in Vistas de La Luz. There is the potential for increased enrollment in area public schools. However, APS indicates that elementary capacity is not a problem and in a few years there will be new middle and high schools.
9. The proposed wall partially complies with Section F, Policy 4 of the Facilities Plan for Arroyos. The proposed perimeter wall is not staggered, though it does provide tubular steel panels to create an opening, and is split-face block (not stucco-finished).



AMENDED OFFICIAL NOTICE OF DECISION  
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PROJECT #1004675  
PAGE 3 OF 7

10. The request *furtheres the intent of CCSDP Policy 4.a.3-New Development*, because it will ensure compatibility of new buildings with the natural and built environment. The request *partially furtheres the intent of Policy 7-Access*. Pedestrians and vehicles share the main access point, and separate pedestrian access is not emphasized enough for the commercial area.
11. Regarding CCSDP design regulations, the request *complies* with the following:
  - Design Guideline 3-Policy 4.b.10-Architectural Design. Franchise elevations are prohibited.
  - Design Guideline 2 of Policy 4.b.10-Architectural Details. Colors are limited to earthtones.
  - Policy 4.b.2.A.1-Building Setback Regulation. The 35 foot front yard setback is provided.
  - Policy 4.b.2.B.1-Height & Bulk Regulation. Buildings will not exceed the underlying zone's height limit.
  - Policy 4.b.5.B.2-Off-Street Parking Regulation. One tree shall be planted per every ten parking spaces.
  - Policy II.B.5m-site design/visual environment. One-story and two-story units will be staggered, but there is no view line analysis to demonstrate views preservation.
12. The request *mostly complies* with Policy 4.b.9.A.2-Site Lighting Regulation. Pole height is limited but building-mounted lights can be mounted as high as the poles near residential areas. With respect to Policy 4.d.1-Signage Regulation, basic requirements are met but limitations to protect views are not included.
13. The request *partially complies* with Policy 4.b.4.A.2-Site Landscaping Regulation, because screening must be from all views, not just the public view, and Policy 4.b.4.A.6-Site Landscaping Guideline. Trash enclosures and yard walls will be compatible with buildings, but perimeter walls are not sufficiently addressed. Per Policy 4.b.5.B.1-Off-Street Parking Regulation, at least 20% of the parking lot must be landscaped. The request *partially complies*.
14. The request *mostly does not comply* with Policy 4.b.4.B.2-Site Landscaping Regulation. Though the development will be extensively landscaped, prohibited groundcovers are included in the design standards.
15. The Traffic Impact Study (TIS) concludes that the proposed development will have a moderate impact along Coors Boulevard. Adverse impact to the transportation system can be minimized provided the TIS recommendations are followed.
16. An Air Quality Impact Analysis (AQIA) is required per Zoning Code § 14-16-3-14, despite the steady decline in monitored CO levels since Albuquerque/Bernalillo County's last violation of the National Ambient Air Quality Standards (NAAQS) for carbon monoxide (CO) in 1991.
17. Two facilitated meetings were held (March 7<sup>th</sup>, 2006 and April 10<sup>th</sup>, 2006). Though mostly concerned about views preservation, the neighborhoods are also concerned about public school capacity, connectivity/access, lack of open space, impact to wildlife, garagescapes, walls and drainage/soils.



AMENDED OFFICIAL NOTICE OF DECISION  
APRIL 20, 2006  
PROJECT #1004675  
PAGE 4 OF 7

18. Due to concerns about views preservation, there will be a grade change of 15 feet between Quaker Heights and the proposed development and one-story units will be located along the development's western border. Neither the Zoning Code nor applicable Plans contain policies to protect the views of individual property owners.
19. The Coors Corridor Sector Development Plan (CCSDP) requires views plane analysis for proposals in Segments 3 and 4 of the Coors Corridor, but this only applies east of Coors Boulevard. The subject site is in Segment 3, west of Coors Boulevard. Therefore, a view plane analysis is not required.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.
3. The site plan for subdivision shall comply with all design regulations in the CCSDP.
4. The following conditions address the Coors Corridor Sector Development Plan Design Regulations with which the request *does not fully comply*:
  - a. Policy 4.b.4.A.2 Site Landscaping Regulation.  
Exterior trash and utility boxes shall be screened from all views, not just the public view.
  - b. Policy 4.b.4.A.6-Site Landscaping Guideline.  
The design and materials of the perimeter wall shall be compatible with the architectural theme and materials buildings on the site.
  - c. Policy 4.b.9.A.2-Site Lighting Regulation.  
Building-mounted exterior light fixtures at the non-residential areas shall not be mounted higher than 16 feet from the finished floor of the building.
  - d. Policy 4.d.1-Signage Regulation.  
Building mounted signage shall not exceed 8% of the façade area upon which it is mounted.
  - e. Policy 4.b.5.B.1-Off-Street Parking Regulation.  
At least 20% of the parking lots shall be landscaped.
  - f. Policy 4.b.4.B.2-Site Landscaping Regulation.  
Bark shall only be utilized as mulch and not as a permanent groundcover.
5. The following instances of "will be" shall be changed to "shall":
  - a. Pedestrian and Site Amenities: "...landscaped private common areas shall be provided."



- b. IV. Setbacks: "within these setbacks shall be pedestrian walkways..."
6. The following language shall be reinstated under II. Parking: "In order to lessen the visual impact of parking areas, parking facilities should be broken into a series of smaller areas."
  7. The color blue shall not be allowed for metallic roofs.
  8. Free-standing cell towers or antennas are prohibited.
  9. The Homeowners Association shall maintain trees planted in the right-of-way to ensure the trees' survival.
  10. The wall design standards shall specify earthtone colors and surface treatments.
  11. The site plan shall be revised for clarity regarding location of perimeter walls, the arroyo perimeter wall, open space and "pass through" areas.
  12. RECOMMENDED CONDITIONS FROM THE FIRE DEPARTMENT:
    - a. Provide adequate hydrant spacing. There shall be one (1) hydrant at each street intersection with intermediate hydrants so that no one home is more than 500 feet (as the truck rolls) from a hydrant.
    - b. Dead end road of 150 feet or more shall provide adequate turn around for fire apparatus.
  13. RECOMMENDED CONDITION FROM SOLID WASTE MANAGEMENT, REFUSE DIVISION:

The development shall have storage areas, not visible from street or located inside garage, for residential automated carts.
  14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

    - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.



AMENDED OFFICIAL NOTICE OF DECISION  
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PROJECT #1004675  
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- c. The developer is responsible for one half of the new signal at Maduri and Coors, median improvements in Coors that are necessary for access to the site (i.e. nb left turn lane, etc.) and a sb right turn deceleration lane in Coors. These improvements are identified and shall be designed in accordance with the TIS unless a previous agreement exists with the developer at Andalucia Subdivision regarding the responsibility for signal and median improvements at Coors and Maduri.
  - d. The intersections of Maduri and Coors and Maduri and Vidal shall be designed per recommendations in the TIS (i.e. number of lanes and turn bay queue lengths, etc.).
  - e. The townhouse section of the development will need to connect to the single family detached section of the development or provide a standard cul-de-sac at the west end of Maduri Avenue unless otherwise approved by the Traffic Engineer.
  - f. All hammerhead type cul-de-sacs will require approval from Fire and Solid Waste.
  - g. Stub streets to be 150' in length maximum.
  - h. Align/design Maduri Avenue west of Vidal Drive with Maduri Avenue east of Vidal Avenue, such that entering and exiting traffic is on the appropriate side of the intersection.
  - i. Site plan shall comply and be designed per DPM Standards.
  - j. Platting must be a concurrent DRB action.
  - k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard, a limited access principal arterial, as designated on the Long Range Roadway System map.
  - l. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
  - m. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
  - n. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
15. Add a transit shelter south of Maduri Drive.
16. The second sentence under General Note #3 on sheet 1 shall be clarified that the lots it references are within north townhome area.
17. The note regarding railroad ties shall be removed from the grading & drainage plan.
18. Sheet #3: the wall detail for the arroyo perimeter wall shall be for the arroyo perimeter wall and the east perimeter wall.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 5, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.



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PROJECT #1004675  
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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

*CMarone*

*for*

Richard Dineen  
Planning Director

RD/CL/ac

cc: Consensus Planning, Inc., 302 Eighth St. NW, Albuquerque, NM 87102  
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120  
Bruce Masson, La Luz Landowners Assoc., 12 Arco NW, Albuquerque, NM 87120  
Edward Totoro, La Luz Del Sol NA, 36 Mill Road NW, Albuquerque, NM 87120  
Ray Graham, La Luz Del Sol NA, 1 Wind Road NW, Albuquerque, NM 87120  
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuquerque, NM 87120  
Robert Wood, Taylor Ranch NA, 6500 Carney Ave Albuquerque, NM 87120  
Matthew Baca, 5125 Northern Trail NW, Albuquerque, NM 87120  
Vic Pongetti, 5012 Northern Trail NW, Albuquerque, NM 87120  
Rene Horvath, 5525 Palomino Dr. NW, Albuquerque, NM 87120  
Victor Pongetti, 5012 Northern Tr. NW, Albuquerque, NM 87120  
Monica Otero, 5100 Northern Tr NW, Albuquerque, NM 87120



## APPLICATION INFORMATION





## SUBDIVISION

- ☐ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

## SITE DEVELOPMENT PLAN

- ☒ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment (AA)  
☐ Administrative Approval (DRT, URT, etc.)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

## STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

## S Z ZONING & PLANNING

- ☐ Annexation  
  
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☐ Adoption of Rank 2 or 3 Plan or similar  
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

## D L A APPEAL / PROTEST of...

- ☐ Street Name Change (Local & Collector)  
  
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

## APPLICATION INFORMATION:

Professional/Agent (if any): ANGLEA BENSON, PRINCIPAL - MODULUS ARCHITECTS, INC. PHONE: (505) 338-1499 EXT. 1000

ADDRESS: 100 SUN AVE NE, SUITE 305

FAX: (505) 338-1498

CITY: ALBUQUERQUE

STATE: NM

ZIP: 87109

E-MAIL: abenson@modulusarchitects.com

APPLICANT: RAIN TUNNEL CAR SPA, BUCK BUCKNER (MANAGING PARTNER)

PHONE: (505) 250-8766

ADDRESS: 10705 CENTRAL AVE NE.

FAX: (505) 224-9720

CITY: ALBUQUERQUE

STATE: NM

ZIP: 87109

E-MAIL: bbuckner@raintunnelcarspa.com

Proprietary interest in site: NEW OWNER/ DEVELOPER List all owners:

## DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT EPC/DRB REVIEW & APPROVAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACT J, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST

Subdiv/Addn/TBKA: VISTA DE LA LUZ

Existing Zoning: SU-1 for O-1 / C-1 Permissive Uses

Proposed zoning: SU-1 for O-1 / C-1 Permissive Uses

MRGCD Map No

Zone Atlas page(s): F11

UPC Code: 101106131538523401

## CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):

DRB PROJECT NO. 1004675 - DRC CITY PROJECT NO. 791481 (VISTA DE LA LUZ)

## CASE INFORMATION:

Within city limits? ☒ Yes

Within 1000FT of a landfill? NO

No. of existing lots:

(1) ONE

No. of proposed lots:

(1) ONE

Total site area (acres):

1.872 ACRES

LOCATION OF PROPERTY BY STREETS: On or Near: 5401 SEVILLA AV NW

Between: COORS BLVD

and SEVILLA AVE

Check if project

was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☐ Review Date:

SIGNATURE

*Angela Benson, Agent (Modulus)*

DATE

2/18/16

(Print Name) ANGELA M. BENSON, MODULUS ARCHITECTS (AGENT)

## FOR OFFICIAL USE ONLY

Revised: 11/2014

### ☐ INTERNAL ROUTING

- ☐ All checklists are complete  
☐ All fees have been collected  
☐ All case #s are assigned  
☐ AGIS copy has been sent  
☐ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

Application case numbers

16EPC - 40013

Action

SBP

CME

ADV

S.F.

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Fees

\$385.00

\$50.00

\$75.00

\$

\$

\$

Total

\$310.00

Hearing date April 14, 2016

2-25-16  
Staff signature & Date

Project # 1004675



**FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING**

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Sign Posting Agreement
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**
- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval **N/A**
- ☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
- ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **(Folded to fit into an 8.5" by 14" pocket.) 20 copies**
- ☒ Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☒ Traffic Impact Study (TIS) form with required signature
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

*Angela Benson (Agent)*  
*Angela Benson (Agent)*  
 Applicant name (print)  
 Applicant signature / date



Form revised November 2010

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers  
 16 - EPC - 40013  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
*[Signature]* 2-25-16  
 Project #: 1004675



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Angela Benson DATE OF REQUEST: 2/16/16 ZONE ATLAS PAGE(S): F11

CURRENT:

ZONING SUI-01/CR  
PARCEL SIZE (AC/SQ. FT.) 1.872 ac.

LEGAL DESCRIPTION:

LOT OR TRACT # J BLOCK #

SUBDIVISION NAME Vista de La Luz

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From  To

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

- 5401 Sevilla Ave -

SITE DEVELOPMENT PLAN:

SUBDIVISION\* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

\*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 2

BUILDING SIZE:  (sq. ft.)

Building (A) 4062 - Car Wash  
Building (B) 3,850 - Retail Bldg  
Shell

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Angela Benson

DATE 2/18/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

John B. Dumb  
TRAFFIC ENGINEER

2.18.16  
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /  
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011





February 16, 2016

Environmental Planning Commission  
Peter Nicholls, Chair  
Planning & Development Services  
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, N.M. 87103  
Telephone: (505) 924-3860

**Re: Agent Authorization for Rain Tunnel Car Spa – 5401 Sevilla Ave. NW, Albuquerque NM.**

Mr. Nicholls,

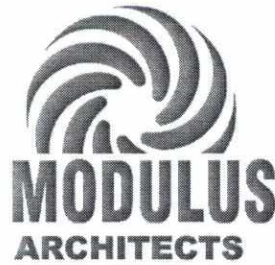
Rain Tunnel Car Spa, Mr. Buck Buckner (Managing Partner) hereby authorizes Angela Benson, Principal with Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Plan for Building Permit with the Environmental Planning Commission and Design Review Board for the property located at: 5401 Sevilla Ave NW, Albuquerque – New Mexico. Legally Described as: TRACT J PLAT OF VISTA DE LA LUZ WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST.

This authorization is valid until further written notice from Angela Benson, Principal at Modulus Architects (Agent) or Mr. Buck Buckner. Please direct all correspondence and communication to our Agent for the purpose of this request for review and approval.

Sincerely,

Alaric A. "Buck" Buckner, PE, MBA  
Managing Partner  
Rain Tunnel Car Spa, Quick Lube & Quick Gas  
505-242-5562 office  
505-224-9720 fax  
505-250-8766 cell





City of Albuquerque  
Environmental Planning Commission  
Mr. Peter Nicholls, EPC Chair, Council District 4  
Plaza del Sol, 600 Second NW  
Albuquerque, New Mexico 87102  
Telephone: (505) 924-3860

February 17, 2016

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR SU-1 O-1/C-1 PERMITTED USES – 5401  
SEVILLA AVE NW. - VISTA DE LA LUZ SUBDIVISION**

Mr. Nicholls and members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Classic Emporium (dba: Rain Tunnel Car Spa), hereafter referred to as "Applicant". We, "Agent" are requesting approval of a Site Development Plan for Building Permit for Tract J, Vista de La Luz, an approximately 1.872 acres (the "subject site") located on the west side of Coors Boulevard, north of Sevilla Avenue.

The purpose of the Site Development Plan for Building Permit is to allow for commercial development & construction of this parcel. The subject site is the last remaining commercial tract in the Vistas de La Luz development, which is mostly residential. The "Applicant" is proposing to construct The Rain Tunnel Car Spa as well as a retail pad building designated as shops space. Our team is very dedicated to ensuring this project is developed with the highest regard for its customers and its neighbors. We recognize the complex relationship between seemingly diverse issues and have provided the framework by which diverse efforts can be synthesized to achieve complimentary development.

On October 18, 2007 the Environmental Planning Commission approved the Site Development Plan for Subdivision (Project 1004675/ 07EPC40026) zoned SU-1 for PRD (O-1 and C-1 permissive uses with exclusions) that allows for a car wash on this parcel. Exhaustive measures were taken to ensure development in conformance with the approved EPC plan which included a specific list of exclusions, of which, a car wash is not one of those exclusions. The excluded uses are: church, school, community residential program, antenna, gasoline, oil sales, hardware building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The car wash and the retail shops space in this request are permissive uses and have been designed to meet and in some instances exceed the design standards of the approved Vistas de la Luz Site Plan for Subdivision as well as those of all applicable plans and policies of the City of Albuquerque.

Our team is very dedicated to ensuring this project is developed in the highest regard for its customers and its neighbors. We have provided the framework by which diverse efforts can be synthesized to achieve complimentary development. The site has been designed with the highest standard of care to ensure compatibility and the selection of equipment for the car wash has been carefully made to also



ensure the highest possible standard of care. Issues such as perceived noise and vehicle circulation have been thoughtfully planned through a systematic approach of proven methods. Please find attached (attached as Exhibit "A") noise measurement distance exhibit of the air drying system that has been selected for use at this car wash. It has been designed to work in unison with close proximity of neighbors. They are more likely to hear highway road noise that exist than anything from our location. It's inside the tunnel at the eastern end, it is set twenty feet inside the tunnel and placed to face Coors Blvd. At 50 feet away it's below conversation noise. Road noise at 300 feet is louder than what they can expect to hear from our carwash. If anything we will be a barrier to noise for those behind us from 6 lane highway noise that is constant 24/7.

In order to provide documentation of this assertion, we have engaged the services of Machine Dynamics, Inc., whom specialize in acoustics and noise control to provide a noise control study on the Rain Tunnel Car Spa Located at 10705 Central Ave, that houses the same equipment, number of cars and configuration for a comparison to document adherence to the City noise ordinance for compliance. A copy of this report will be provided to Vicente Quevedo, Staff Planner as well as members of the Environmental Planning Commission upon its completion.

In terms of the amount of vehicle traffic expected, on average this car wash will produce 1.5-2.0 cars a minute during peak hours and not 9 cars per minute, it is not technically possible. A good car wash is processing 200 cars per day. The site has been designed with maximum queuing capacity that will keep all car wash traffic internal to the site.

**Albuquerque/Bernalillo Comprehensive Plan, West Side Strategic Plan (WSSP), Coors Corridor Sector Development Plan (CCSDP) and the Vistas de la Luz Design Standard Policies & Goals**

The subject site lies within the boundaries of the Comprehensive Plan, the West Side Strategic Plan (WSSP) the Coors Corridor Sector Development Plan (CCSDP) and the Vistas de la Luz design standards. The proposed development followed the design standards which provided guidance in our thoughtfully executed site plan and the intent of our building architecture. The development will be high quality, exceeding minimum Zoning Code requirements and will contribute to furthering the intent of applicable City plans, policies and goals. Additionally, the subject site lies within the boundaries of Segment 3 of the Coors Corridor, for which additional design guidelines regarding setbacks, view preservations, landscaping and signage are specified and incorporated into our site plan.

**Zoning**

The Vistas de la Luz subdivision is zoned SU-1 for PRD. The subject site, the non-residential portion is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions. "O-1 permissive and C-1 permissive uses may be allowed, up to twenty-five percent of the total gross floor area of the development, as approved by the Planning Commission". The proposed development constitutes about 0.11% of the developments total gross floor area, so our request complies with the requirements of the PRD zone.

The EPC has approved O-1 and C-1 permissive uses (with exclusions) for this portion of the Vistas de la Luz development (Project #1004675, 06EPC-00140). The exclusions consist of the following excluded uses: church, school, community residential program, antenna, park and ride facility, storage yard, outside sales, gasoline sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. Our intended use of the Rain Tunnel Car and retail building for shops space complies with the permissive uses as well as the exclusions outlined above.



## **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT/ COMPLIANCE WITH EXISTING SITE DEVELOPMENT PLAN FOR SUBDIVISION**

### **Permissive Uses**

"Vistas de La Luz Site Plan for Subdivision – This area is set aside for O-1 and C-1 Permissive Uses, as allowed by the PRD zone in the Comprehensive City Zone Code. Although permissive in the O-1 and C-1 zones, the following uses are prohibited for this property:

1. Antenna
2. Church or other place of worship
3. Community residential program
4. School
5. Park-and-Ride
6. Public utility structure
7. Storage structure
8. Auto parts and supply
9. Christmas Trees
10. Gasoline, oil, liquefied petroleum gas
11. Hardware and building materials
12. Automobile repairing including body work
13. Loaning money
14. Taxidermy
15. Uses or activities in a tent

As outlined above, C-1 Permissive Uses are allowed if they are not on the restricted list, of which a car wash is not listed as restricted and is a permissive use in the C-1 Code of Ordinances.

### **Albuquerque Code of Ordinances – 14-16-2-16 C-1 NEIGHBORHOOD COMMERCIAL ZONE**

#### **(A) Permissive Uses (10) Services (d) Car Washing**

### **Site Plan Layout /Configuration**

An approximately 5,200 sf car spa is proposed on the northern portion of the subject site. A small retail building, approximately 4,235 sf is proposed on a portion of the subject site to the south eastern portion of the site. The buildings are oriented inward towards the parking lot and away from Coors Blvd. All exteriors of the proposed buildings will be done with finished building materials, shall be consistent on all sides and shall be of similar compatible design and materials. The location of the car wash building was oriented so the "blowers" would be located internally facing Coors Blvd. As shown in our exhibit, the noise levels are far below recommendations of the Comprehensive Plan levels.

Refuse Enclosure: Each building has a dumpster and refuse enclosure that matches the architectural style of the buildings. The enclosure wall will be 6 ft. tall and stucco finished providing aesthetic screening.

### **Vehicular Access, Circulation & Parking**

There is no vehicular access from Coors Blvd., which is a limited-access arterial. Two vehicular access points are proposed, one on the subject site's south side (Sevilla Ave) and another from the subject sites western side (Costa Almeria Rd). Both access points have previously been approved on the Site Development Plan for Subdivision and are designed to meet the requirements of the City of Albuquerque DPM (Design Process Manual).

### **Parking**



The proposed site development plan complies with the design standards. Parking area setbacks have been placed 15 ft. to allow for appropriate landscape buffers adjacent to roadway. There are no large parking areas that dominate street frontage.

### **Traffic Impact Study (TIS)**

The City of Albuquerque Traffic Engineer has determined that a TIS for Tract J of the Vistas de la Luz development does not meet the threshold and therefore the requirement for a Traffic Impact Study is not required. The signed TIS form documenting this is included with this submittal.

### **NMDOT District Three Engineering Review (New Mexico Department of Transportation)**

We provided and discussed the site plan and project information to Margaret Haynes, P.E., and NMDOT District Three Traffic Engineer for this location. Ms. Haynes provided written comments based on her review. Those comments are outlined below: (also attached as Exhibit "B")

*Margaret Haynes, District Three Engineer - "Based on the existing conditions of the intersections impacted the NMDOT may see merit in requesting a TIS to verify if improvements be made to the intersection such as left/right-turn lanes. We also carefully look at access points adjacent to our signalized intersections for appropriate spacing, even if it's not on our facility. In the case of NM 45 & Sevilla, no access is requested off of NM 45 and we already have the intersection fully built out including turn lanes and bike lanes so there is minimal impacts, therefore we would actually **not require a TIS**, however I do have a few additional comments.*

*Concern with the site plan's right-turn movement queueing westbound on Sevilla, thus not allowing through westbound movement and possibly queueing onto Coors. Angela indicated that they have storage for 10 vehicles to queue within the site. **No further action requested.***

### **Pedestrian and Bicycle Access and Circulation, Transit Access**

Pedestrian & Bicycle Access is being provided from Sevilla Ave and Costa Almeria Road with clearly identifiable pedestrian pathways providing inner connectivity throughout the site as well as to several outdoor pedestrian amenities on site.

### **Lighting & Security**

Lighting: light poles are proposed in the parking lot areas. The light poles are 20 ft. tall from top to grade, there are no proposed light poles within 70 ft. of a residential area.

### **Landscaping Plan**

The Vistas de la Luz site development plan for subdivision contains applicable landscape standards for non-residential development, which the landscaping plan exceeds per our included landscaping calculations and plant palette.

Landscaping is proposed along the subject site's entire perimeter. Street trees and landscaping are proposed in the 35 ft. buffer along Coors Blvd. Other landscaping is proposed in areas of the parking lot. Gravel colors are Mountain Air Brown and Blue Sais. Cobble is proposed in the buffer along Coors Blvd.

There are four types of canopy trees proposed, all medium to low water use: Texas Redbud, Honey Locust, Chinese Pistache and Frontier Elm are also proposed. Proposed shrubs include Yellow Bird of Paradise, Rabbit brush, New Mexican Privet, Blue Chip Juniper and Blue Creeping Phlox. Proposed grasses are Needle grass, Feather Reed Grass, Blue Avena Grass and Big Sacaton Grass.

### **Grading & Drainage Plan**



The site is presently void of construction with the exception of a temporary detention pond and a DBL. "D" catch basin w/ an outlet to the public storm drain. There is very little vegetation on the site which slopes gently down to the east excepting a soil stockpile at the southwest corner of the lot. The west side of the site is relatively even with the abutting street. Three other sides of the lot slope steeply down to the lot line.

The existing steep slopes on the lot boundaries will be replaced by low tiered retaining walls with landscaped areas between walls.

The site is located in rainfall zone (1). There will be an increase (above existing conditions) in runoff volumes and flow rates due to development. Runoff from impervious areas are routed to scattered onsite ponds to retain first flush flows. Overflow from these ponds is routed, via an onsite drainage system, to the existing outfall to the public storm drain system.

### **Architecture & Design**

The Car Spa building and retail building are designed to be compatible with one another. The proposed site development plan complies with the approved design standards (for non-residential buildings). The allowed architectural styles are Pueblo, Contemporary Pueblo and Territorial and 'minor variations to these styles are permitted'. The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing. There is ample store front on the retail building with all exterior walls finished with cohesive design and building materials. Both buildings incorporate cultured stone wainscoting in a natural earth tone. As an accent, we are providing shade canopies, both free standing and building mounting shade structures are unified to incorporate and unify building architecture to provide a cohesive development standard throughout.

The shade canopies and free standing structures will be designed to be compatible with main structures in both design and materials. The height of the proposed buildings complies with the Vistas de la Luz design standards, which reference the 0-1 zone.

## **CONFORMANCE TO ADOPTED PLANS AND POLICIES**

### ***A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)***

The goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan provide the framework by which diverse efforts can be synthesized to achieve complimentary development. The goals and policies are the yardstick for evaluating all significant public and private development proposals. They are the means by which individuals and local government officials will guide the pace, intensity, and direction of the area's growth.

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Established Urban. The Comprehensive Plan goal of Developing Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Applicable policies include:

Land Use Policies-

### **DEVELOPING AND ESTABLISHED URBAN AREAS -**



The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy 11.B.5a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

*This request demonstrates compliance with the "full range" of urban land uses of which a car wash and retail are included.*

Policy 11.B.Sd: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

*The proposed site plan demonstrates respectful integration into the existing developed area, both residential and commercial. The location of landscaping, articulation of the buildings, design of the vehicle queuing and selection of equipment demonstrate a respect for the built environment. Great care was given to protect the visual impacts of the site with aesthetically pleasing architecture and landscaping as well as placement of the equipment.*

Policy 11.B.Se: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*This parcel is the last vacant parcel in the Vistas de La Luz subdivision and is contiguous to existing facilities and services. The parcel is zoned for commercial development and is adjacent to an arterial roadway as well as existing commercial development and services.*

Policy 11.B.Si: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*This proposed development provides both employment and services. The site has been designed to minimize adverse effects of noise and traffic to the residential environments. Solid documentation has been provided to document the noise impacts to the adjacent uses which clearly demonstrate acceptable levels of noise per the Comprehensive Code.*

*The development was reviewed for traffic impacts by both the City of Albuquerque Traffic Engineer as well the New Mexico Department of Transportation District Three Engineer, in both cases, no adverse impact was expected and no further studies were required.*

Policy 11.B.51: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The proposed site development plan complies with the approved design standards (for non-residential buildings). The allowed architectural styles are Pueblo, Contemporary Pueblo and Territorial and 'minor variations to these styles are permitted'. The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing. There is ample store front on the retail building with all exterior walls finished with cohesive design and building materials. Both buildings incorporate cultured stone wainscoting in a natural earth tone. As an accent, we*



*are providing shade canopies, both free standing and building mounting shade structures are unified to incorporate and unify building architecture to provide a cohesive development standard throughout.*

Policy K: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

*Our site plan has employed street tree planting, barriers, buffering, and other landscaping methods to minimize effect of traffic on adjacent uses; we have also provided documentation of the noise impact for the proposed adjacent uses which shows no adverse effects.*

## **NOISE –**

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy A - Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy B - Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

*Site Planning for the proposed project was done so that the orientation of building placement, queuing of vehicles and location of equipment minimizes the effects from noise producing sources. We have included noise mitigation measures via the selection of equipment and location of placement relative to the site plan to ensure that sound levels do not exceed those allowed by the Noise Control Ordinance. There are no speaker boxes whatsoever such as you would find with a drive thru restaurant or bank teller so the amount of noise being produced from this use is substantially lower than another "drive-thru" user.*

*As a comparison, The City of Albuquerque DPM (Development Process Manual) REQUIRES that a bank with three drive up lanes allow for a minimum of 18 cars in queue at any given time. This is MORE than our request of two stacking lanes.*

## **CITY OF ALBUQUERQUE – CODE OF ORDINANCES, CHAPTER 9 – NOISE ORDINANCE**

Sound projecting from property of one land use category onto property of another land use category having a lower sound-level limit shall not exceed the limits for the property of the land use category onto which it is projected.

9-9-7 MACHINERY, EQUIPMENT FANS, AND AIR CONDITIONERS. (A) Except for emergency work as defined in this article, no person shall operate or allow the operation of any stationary machinery, equipment, fan, air-conditioning apparatus, or similar permanently installed mechanical device in any manner so as to create noise which results in exceedance of the Table 1 limits specified in § 9-9-12.

Table 1 General Sound-Level Limits Land Use Category Time Maximum dB

Residential Daytime 55

Nighttime 50

Office/Commercial Daytime 65

Nighttime 60



*Based on the noise ordinance levels outlined above for commercial and residential properties, we have engaged the services of Machine Dynamics, Inc., whom specialize in acoustics and noise control to provide a noise control study on the Rain Tunnel Car Spa Located at 10705 Central Ave, that houses the same equipment, number of cars and configuration for a comparison to document adherence to the City noise ordinance for compliance. A copy of this report will be provided to Vicente Quevedo, Staff Planner as well as members of the Environmental Planning Commission upon its completion.*

*Additionally, the City of Albuquerque has provisions and standards for vehicle nuisance regarding excessively loud sound or music. Through enforcement of the City of Albuquerque ordinance **7-10-3 VEHICLE NUISANCE - SPECIFIC VIOLATIONS (D) Excessively Loud Electronic Sound or Music**. It shall be unlawful for any person or persons to play or produce excessively loud sound or music in any vehicle operated on any public street in the city limits. For purposes of this section, excessively loud electronic sound or music shall be and the terms shall mean the use of any machine or device for reproducing sound including any magnifying sound instrument used in the production or replication of music, spoken words or other sounds and designed to enlarge the volume of any instrument, voice or other sound including but not limited to radios, stereos or so called "boom boxes." It shall be a violation of this section if any such sound is plainly audible twenty-five feet from the subject vehicle.*

#### **WATER MANAGEMENT -**

The Goal is efficient water management and use.

Policy A Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

*Rain Tunnel car spa is a premier provider of choice in this service sector due to its own initiatives (regulation does not require same) taken in both water conservation and waste water assuage control. All Car Spa washes conserve water by nozzle controlled volumes with fixed interval lapse time applications. We have both mechanically controlled water pressure flow (pump systems) as well as natural line water pressure gravity flow. Depending on the application selected we are using between 30 gals (basic wash) and 55 gals (top package) of water per car. Fifty percent of cars washed are basic washes.*

*We will be conserving water at this location, similar to our 10705 Central location, with a Pure Water Recovery System that filters all reclaim water to five microns (hair follicle is 20 micron) for reuse. We have underground storage/settling tanks of 12,000 gals of reclaim water that is reused for undercarriage, tire and rim rinsing only.*

#### **ECONOMIC DEVELOPMENT -**

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy A - New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy B - Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*Rain Tunnel Car Spa is a locally owned and operated company with three existing facilities operating in Albuquerque. The new Rain Tunnel is expected to provide a range of opportunities and salary levels from management positions to part-time opportunities. (2 managers, 2 assistant manager/supervisors, 4 to 8 associate employees, depending on daily demand).*



*As a local business, the support from the community is imperative to the long term success and viability of the company and its employees.*

## **PUBLIC SAFETY -**

**Policy D - Emergency and routine crime prevention efforts shall be continued and improved.**

*Planning and design of the sight, landscaping and building placement was done with the overall ideology and implementation guidelines of "Crime Prevention Through Environmental Design" concept of site design, which is supported by the Albuquerque Police Department for commercial design. A few of the CPTED approved methods utilized in this plan include the following:*

- Both the car wash building and the retail building have windows overlooking sidewalks and parking lots.*
- We are using passing vehicular traffic as a surveillance asset.*
- We are using the shortest, least sight-limiting fence appropriate for the situation.*
- When creating lighting design, avoid poorly placed lights that create blind-spots for potential observers and miss critical areas.*
- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.*
- Use shielded or cut-off luminaires to control glare.*
- Place lighting along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).*

## **B) West Side Strategic Plan (WSSP) (Rank II)**

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

**Policy 1.1:** Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

**Policy 1.3:** Strip commercial developments shall not be approved on the West Side [emphasis added]. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes or commercial and office zoning outside the centers to residential use is encouraged except where area schools are at or over design capacity. In cases where area schools are at or over their designed capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net increase in enrollment for area schools (e.g. senior housing). This policy is meant to impact the design and layout of commercial areas and



their connections to adjacent development and to encourage clustering commercial uses in activity centers.

*This parcel is zoned for commercial development and is appropriate to the scale and density of the proposal.*

**Policy 3.12:** The Taylor Ranch Community is an appropriate location for continued growth due its contiguous location to the rest of the City and efficient location for receiving City services.

*This parcel is zoned for commercial development and is appropriate to the scale and density of the proposal as well as the Taylor Ranch Community in which it will serve. The zoning is contiguous to other commercial development and adequately served by City services.*

**Policy 3.16 (Taylor Ranch):** Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

*As stated above, this project is appropriate for development in the Taylor Ranch community. Its proximity and adjacency to Coors Blvd, an arterial roadway with City bus services and bus stop located in close proximity promotes multi-modal access for its employees and visitors to the retail component of the development.*

*The request furthers the intent of WSSP Policy 4.6-design guideline sections/policies. The WSSP states that all views must be preserved to the greatest extent possible (p. 160), and intends for lighting, signage and height to not have adverse impacts. The proposed development would not have rooflines higher than allowed by the underlying zone.*

*The proposed development furthers the WSSP Policy 1.3, which states that "strip commercial developments shall not be approved on the West Side. The proposed development is adjacent to a commercial development and would fulfill this policy's intent.*

#### **D) Coors Corridor Sector Development Plan (CCSDP):**

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCSDP contains policies and design standards for development, with the overarching goal to "promote visual harmony between new and existing buildings and between the built environment and the natural scene" (p. 82). The following CCSDP policies apply:

**Policy 4.a.3-New Development:** New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines. (p. 86)

*The site plan has been designed to meet the policies of the CCSDP. There is a minimum front yard landscape setback of 35 ft. from the right-of way adjacent to Coors. The building heights do not exceed the height limitation in the underlying zone. The site is well under the floor area ratio requirements, the required landscaping plan has been included with the submittal, and the landscaping design is consistent throughout. Other design standards such as off-street parking, access, site lighting and architectural design have been met and can be reviewed on the Site Plan for Building Permit submittal documents.*

**Policy 4.b.2.A.1 Building Setback Regulation:** There shall be a minimum front yard setback of 35 feet from the right-of way in Segments 3 and 4. (p. 89)

*We have provided the minimum front yard setback of 35 feet.*

**Policy 4.b.2.B.1 Height and Bulk Regulation:** Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an



envelope based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

*The buildings and structures have not exceeded the height limitation in the underlying zone of C-1, which states that structures shall not exceed 26 feet. The tallest structure or building on our site is 22 ft.*

**Policy 4.b.4.A.2 Site Landscaping Regulation:** All exterior trash and storage utility boxes, etc. shall be screened from view. (p. 92)

*All on-site trash and storage utility boxes are screened from view.*

**Policy 4.b.4.A.6 Site Landscaping Guideline:** The design or fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of the main buildings, and should use compatible materials. (p. 93)

*We are providing trash enclosures and accessory site elements such as shade canopies, both free standing and building mounting shade structures, which are all unified to incorporate and unify building architecture to provide a cohesive development standard throughout.*

**Policy 4.b.4.B.2 Site Landscaping Regulation:** Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as ground-cover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard materials such as brick or cobblestone may be considered. (p. 93)

*Landscaping is proposed along the subject site's entire perimeter. Street trees and landscaping are proposed in the 35 ft. buffer along Coors Blvd. Other landscaping is proposed in areas of the parking lot. There are four types of canopy trees proposed, all medium to low water use: Texas Redbud, Honey Locust, Chinese Pistache and Frontier Elm are also proposed. Proposed shrubs include Yellow Bird of Paradise, Rabbit brush, New Mexican Privet, Blue Chip Juniper and Blue Creeping Phlox. Proposed grasses are Needle grass, Feather Reed Grass, Blue Avena Grass and Big Sacaton Grass.*

**Policy 4.b.5.B.2 Off-Street Parking Regulation:** One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces. (p. 94)

*A landscaping plan has been provided, there are 4 parking lot trees required per the policy stated above, there are 5 provided.*

**Policy 4.b.7-Access:** Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p. 96)

*Pedestrian connectivity and access to structure's has been provided throughout the site and do not utilize driveways as walkways.*

**Policy 4.b.10-Architectural Design:** Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

**A. Architectural Design, Design Guideline 3:** "Trade-Mark" type buildings are discouraged.

*The Car Spa building and retail building are designed to be compatible with one another. The proposed site development plan complies with the approved design standards (for non-residential buildings). The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards.*

**Architectural Details, Design Guideline 2:** The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment



of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. 100)

*The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing. There is ample store front on the retail building with all exterior walls finished with cohesive design and building materials. Both buildings incorporate cultured stone wainscoting in a natural earth tone.*

**Policy 4.b.9.A.2 Site Lighting Regulation:** The maximum mounting height of luminaries shall be 35 feet except in the view preservation area where the height shall be limited to 20 ft. (Council Bill No. R-458, Enactment No. 163-1989 and CCSDP p. 98). The subject site is located within a View Preservation Area (p. 103).

*All pole mounted lighting on site does not exceed 20 ft.*

The proposed development complies with Policy 4.a.3- New Development, which aims to ensure that new buildings are compatible with the area's natural and built environment.

*The proposed buildings are compatible with the area, and adhere to the Vistas de la Luz design standards that apply to the site and the adjacent built environment. Additionally, the proposal complies with Design Guideline 3-Policy 4.b.10-Architectural Design, which discourages franchise buildings. The proposal also complies with, Design Guideline 2 of Policy 4.b.10- Architectural Details, because colors are limited to earth tones and accent colors are specified.*

Policy 4.b.6 states that commercial sites should be designed so a portion of the building is near the street perimeter. The proposed development complies with Policy 4.b.6. The proposed development complies with Policy 4.b.2.A.1-Building setback regulation (segments 3 and 4).

*The required 35 ft. setback is provided. The proposal also complies with Policy 4.b.2.b-Height and bulk regulation, which states that "buildings and structures shall not exceed the height limitation of the underlying zone." Both buildings are in compliance with this policy.*

The proposed development complies with Policy 7-Access. There is pedestrian access from Sevilla and Costa Almeria.

*The proposed development complies with Policy 4.b.4.A.2 Site Landscaping Regulation, which calls for screening. The dumpster is screened with an enclosure. The proposal complies with Policy 4.b.4.A.6-Site Landscaping Guideline, regarding compatibly designed fencing and trash enclosures. The proposed site plan proposes compatible materials. Regarding Policy 4.b.4.B.2, the proposal also complies. Live plant materials are used.*

Commissioners, we have shown through a preponderance of documentation and design our intention to develop this property with thoughtful intent. We respectfully request that the EPC support this important development project for the Rain Tunnel Car Spa.

Sincerely,



**Angela Benson, Principal Partner (Agent)**

**Modulus Architects, Inc.**

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

Main: (505) 348-1499

[Abenson@modulusarchitects.com](mailto:Abenson@modulusarchitects.com)







**Machine Dynamics, Inc.**

www.machinedyn.com

April 4, 2016

Mr. Jonathan Stern  
Principal AIA NCARB  
Modulus Architects, Inc.  
100 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109

Dear Mr. Stern:

This is a report of projected sound levels at 5401 Sevilla Ave NW. This site is a vacant lot with plans for a car wash. The concern is the sound levels west of the proposed car wash at residential properties across Costa Almeria Road.

The basis for this prediction are measurements taken at another similar car wash. The Albuquerque Noise Ordinance specifies a maximum 55 dBA at a residential property line in the daytime (between the hours of 0700 to 2200), 50 dBA nighttime. Table 1, Section 9-9-12 "General Noise," Albuquerque Noise Ordinance, 11 Sept 2009.

With the data gathered at the similar car wash, it is possible to predict the sound levels at 5401 Sevilla Avenue NW. The residential property line to the west, across Costa Almeria Road, is approximately 140' from the proposed entrance tunnel of the car wash to the high retaining wall. The expected sound level coming from the car wash, at this distance when the spray nozzles are in use is:

$$49 \text{ dBA } L_{eq} + 3 \text{ dBA Site Conditions} = 52 \text{ dBA } L_{eq}$$

$$51 \text{ dBA S-Max} + 3 \text{ dBA Site Conditions} = 54 \text{ dBA S-Max}$$

The +3 dBA site conditions is added due to height gain and possible reflections. Based on this calculated prediction, the noise of the spray wash from the entrance of the car wash will pass the Albuquerque Noise Ordinance at the worst residential location that will have direct line of sight into the entrance tunnel.



Page 2  
Jonathan Stern  
April 4, 2016

If the prediction proves to be inaccurate after construction, which it can be due to various unknown factors, such as sound absorption or reflection from pavement, walls, vegetation, and other obstacles, then several remedial steps can be taken to reduce the level. They are:

1. Absorptive panels inside the tunnel spray area
2. Vinyl curtains at the entrance
3. Folding doors at the tunnel entrance
4. Reducing nozzle pressure

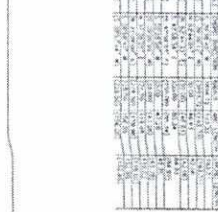
Respectfully submitted,

*Victor Wowk*

Victor Wowk, P.E.

Enclosure: Site Map





REV	DATE	BY	REVISION
(A)			
(A)			
(A)			
(A)			
(A)			



NOTIFICATION &  
NEIGHBORHOOD INFORMATION





**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 16, 2016

Angela Benson  
Modulus Architects  
100 Sun Avenue, Suite 305  
Phone: 505-338-1499/Fax: 505-338-1498  
E-mail: [abenson@modulusarchitects.com](mailto:abenson@modulusarchitects.com)

Dear Angela:

Thank you for your inquiry of **February 16, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT J, VISTA DEL LA LUZ, WITIN SECTIO 35, TOWNSHIP 11 NORTH, RANGE EAST, LOCATED ON 5401 SEVILLA AVENUE NW SOUTH OF MONTANO ROAD NW ON COORS BOULEVARD NW AND NORTH OF SEVILLA AVENUE NW** zone map **F-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.**

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from U.S.P.S. showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.**



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations/coalitions). A copy must be submitted with application packet -OR-**
- ☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **02/16/16** Entered: **4:20 p.m.** ONC Rep. Initials: **siw**



# **ATTACHMENT A**

**(EPC SUBMITTAL) – TRACT J, VISTA DEL LA LUZ, WITIN SECTIO 35, TOWNSHIP 11 NORTH, RANGE EAST, LOCATED ON 5401 SEVILLA AVENUE NW SOUTH OF MONTANO ROAD NW ON COORS BOULEVARD NW AND NORTH OF SEVILLA AVENUE NW zone map F-11 for Angela Benson, Modulus Architects.**

## **TAYLOR RANCH N.A. "R"**

### **\*Jolene Wolfley**

7216 Carson Trl. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

## **LA LUZ DEL SOL N.A. "R"**

### **\*Wallace Ford**

10 Wind Rd. NW/87120 255-8667 (h)

Arthur Woods

33 Wind Rd. NW/87120 974-5301 (c)

## **LA LUZ LANDOWNERS ASSOC. "R"**

Rae Perls

15 Tennis Ct. NW/87120 898-8833 (h)

Pat Gallagher

24 Link NW/87120 898-5364 (h)

## **WESTSIDE COALITION OF N.A.'S**

### **\*Gerald C. (Jerry) Worrall**

1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen

10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

**\*President of NA/HOA/Coalition**



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February 17, 2016

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR SU-1 O-1/C-1 PERMITTED USES – 5401 SEVILLA AVE NW. - VISTA DE LA LUZ SUBDIVISION**

Dear Sir or Madam,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Classic Emporium (dba: Rain Tunnel Car Spa), hereafter referred to as "Applicant". We, "Agent" are requesting approval of a Site Development Plan for Building Permit for Tract J, Vista de la Luz, an approximately 1.872 acres (the "subject site") located on the west side of Coors Boulevard, north of Sevilla Avenue.

The purpose of the Site Development Plan for Building Permit is to allow commercial development & construction of this parcel. The subject site is the last remaining commercial tract in the Vistas de la Luz development, which is mostly residential. The "Applicant" is proposing to construct The Rain Tunnel Car Spa with ancillary routine lube maintenance as well as a retail pad building designated as shops space.

On October 18, 2007 the Environmental Planning Commission approved the Site Development Plan for Subdivision (Project 1004675/ 07EPC40026) zoned SU-1 for PRD (O-1 and C-1 permissive uses with exclusions). The excluded uses are: church, school, community residential program, antenna, gasoline, oil sales, hardware building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The car wash with ancillary routine lube maintenance and the retail shops space in this request are permitted uses and have been designed to meet and in some instances exceed the design standards of the approved Vistas de la Luz Site Plan for Subdivision as well as those of all applicable plans and policies of the City of Albuquerque.

**Architecture & Design**

The Car Spa building and retail building are designed to be compatible and harmonious with the adjacent developments and neighborhoods. The proposed site development plan complies with the approved design standards (for non-residential buildings). The allowed architectural styles are Pueblo, Contemporary Pueblo and Territorial and 'minor variations to these styles are permitted'. The proposed buildings are identifiable as Contemporary Pueblo with some minor variations as allowed by the approved design standards. The primary building material finish is earth tone stucco, building masses are broken to create more of a pedestrian scale massing. There is ample store front on the retail building with all exterior walls finished with cohesive design and building materials. Both buildings incorporate cultured stone wainscoting in a natural earth tone. As an accent, we are providing shade canopies, both free standing and building mounting shade structures are unified to incorporate and unify building architecture to provide a cohesive development standard throughout.



cultured stone wainscoting in a natural earth tone. As an accent, we are providing shade canopies, both free standing and building mounting shade structures are unified to incorporate and unify building architecture to provide a cohesive development standard throughout.

The shade canopies and free standing structures will be designed to be compatible with main structures in both design and materials. The height of the proposed buildings complies with the Vistas de la Luz design standards, which reference the 0-1 zone.

Our team is working on renderings to submit for your review, at your convenience, we would like to meet with you and members of your Association to go over our project in detail. Please contact me if you would like to schedule this or if you would like more information.

We respectfully request that the EPC support this important development project for the Rain Tunnel Car Spa.

Sincerely,

**Angela Benson, Principal Partner**  
Modulus Architects, Inc.  
100 Sun Ave NW, Suite 305  
Albuquerque, New Mexico 87109  
Mobile: (505) 999-8016  
Main: (505) 348-1499  
[Abenson@modulusarchitects.com](mailto:Abenson@modulusarchitects.com)



# **CITY OF ALBUQUERQUE**

## **LAND USE FACILITATION PROGRAM**

### **PROJECT MEETING REPORT**

**Project #:** 1004675  
**Property Description/Address:** 5401 Sevilla Ave. NW  
**Date Submitted:** March 23, 2016  
**Submitted By:** David Gold  
**Meeting Date/Time:** March 21, 2016, 6:30-8:30 PM  
**Meeting Location:** Don Newton/Taylor Ranch Community Center  
**Facilitator:** David Gold  
**Co-facilitator:** Diane Grover

#### **Parties:**

##### **Applicant**

- John Stern - Architect
- Buck Buckner - Owner

##### **Neighborhood Associations/Interested Parties:**

- Taylor Ranch NA (TRNA)
- La Luz del Sol NA (LLDS)
- La Luz Landowners Assoc (LLA)
- Andalucia de La Luz (ADLL)

#### **Meeting Summary:**

The Applicant seeks approval of a Site Development Plan for Building Permit on the corner of Coors Blvd NW and Sevilla Ave. NW. Their proposal is to build an automated car wash and a retail store. Their original proposal included a lube/oil area, but they stated this might not be possible due to limitations of the site plan.

The meeting was very well attended. Although the tone of the meeting was cordial and positive, attendees strongly opposed the application. Sevilla Ave is the single access to the Vista de La Luz subdivision (VLLS). A number of concerns were brought up shown in the Outcome section below.

Strong neighborhood concerns were brought up that exist regardless of this application are:

- The traffic light at Coors and Sevilla is inadequate.
- Attendees uniformly distrusted the City traffic engineers.
- The neighborhood association is paying the water bills for landscaping on a city median on Sevilla.

#### **Outcome:**

- Areas of Agreement
  - The Applicant agreed to work with the neighborhood associations on the issues with the Coors and Sevilla light, and the watering of the city median on Sevilla.



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- The Applicant agreed to plant or maintain trees that would not exceed 20' to minimize blocking the views in the area, or he would trim them to that height.
- There are some site ingress/egress issues that needed to be reviewed.
- Unresolved Issues & Concerns
  - Whether this a valid permissive zoning use based on the site plan restrictions
  - Traffic impeding access to VLLS and increase of traffic in general
  - Noise from cars queueing
  - Increased crime and safety issues
  - Visual impact, both having the proposed use at all, and blocking views
  - Pollution
  - Architecture
  - Pedestrian access
- Suggested Alternatives
  - None

#### **Meeting Specifics – Overview of Project**

##### **1) General**

- The project is the NE corner of Coors Blvd. NW and Sevilla Ave. NW
- The intent is to build and automated car wash, covered area for post car wash operations, and 4000' sq. ft. retail space.
- The original application includes a lube and oil area. The Applicant indicated at the meeting that based on discussions with staff, this use would probably not be allowed due to site plan restrictions.
- The car wash is modern and automated. It requires few employees to operate.
- The retail space is use and customer is currently undermined.

##### **2) Operation**

- The proposed car wash hours of operation are 8AM-5:30PM. During the summer, it would close at 6PM.
- The site will use 8-12 employees.
- There are two points of ingress/egress: one on Sevilla Ave. and one on Costa Almeria Dr.
- The site contains a queueing lane that can hold 13-14 vehicles. This is connected to the Costa Almeria access.
- The automated wash takes 30 seconds to set up, and 2 ½ minutes to pass through.
- There is a covered area where post-washing operations take place, e.g. detailing.
- There is on-site parking for 31 vehicles: 21 for customers, and 10 for employees. No off-site parking is anticipated.
- It is estimated the car wash would bring an additional 300 vehicles/day. The additional retail space use is unknown.



# **CITY OF ALBUQUERQUE**

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- During the construction phase the Applicant envisions hours of 7:30-5:30 during the concrete phase, then shorter hours as the construction progresses.

#### **3) Quality Experience**

- The goal is to create a quality car wash experience with elegant, cool comfort. A place where customers don't want to leave quickly.
- This includes will playing low volume, jazz music throughout the site.
- The intent of the retail is to have a tenant who enhances the car wash experience. For example a coffee shop that could provide a nice place for car wash customers to wait.
- The Applicant stated that a lot of thought and sensitivity went into the design and he wanted to be good neighbor and work with nearby associations.
- The Applicant felt he ran a good operation and invited attendees to see his comparable operation at 10705 Central NE.

#### **4) Prior Meeting With Association**

- The Applicant met with a nearby association and understood there were several concerns.
- People should not go north from the Costa Almeria exit toward the gated community. The Applicant viewed this as a design challenge that could be solved.
- People were concerned about noise. The Applicant stated the noise level was low and invited attendee to visit his Central location.
- They planned to use landscaping as screening for noise. They also considered green screening and wrought iron fences.

### **Meeting Specifics – Concerns of Neighbors**

#### **5) What is Allowed by the Site Plan?**

- The Applicant stated that a car wash is allowed by the site plan and is a permissive use for C-1 zoning.
- An attendee read the uses prohibited by the site plan. These included: auto parts, auto body repair, oil and lubrication, but does not specifically mention car washes. However the attendee felt the intent of the site plan restrictions were to disallow any auto related activity.
- The Applicant did not agree and stated that City staff had concurred that a car wash was allowed by the site plan.
- An attendee asked if they would be doing windshield repair. The Applicant said no.
- The Applicant stated their original plan included an oil and lube area, but based on their understanding of the limits of the site plan, they would very likely have to drop that portion.

#### **6) Traffic – Impeding Traffic**



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- Attendees pointed out that there the traffic light at Coors and Sevilla is very problematical.
- There is a single sensor pad, so even if there is a large backup, the light still doesn't sense it and change.
- The timing is 92 seconds for Coors and 19 seconds for Sevilla. Several attendees suggest a traffic study is needed as this is insufficient.
- If someone is not precisely aligned to the pad the pad senses nothing and, traffic can back up indefinitely.
- People sometimes get so frustrated that they make illegal left turns onto Coors and there have been numerous accidents.
- Concern was expressed about the inability of emergency vehicles to enter and especially leave the area due to traffic.
- A school bus goes on this street twice a day and tries to make a U-turn. Attendees would concerned this would create other problems.
- Attendees felt that the additional traffic was a major problem for the area as it would exacerbate the existing problems, which affected a number of attendees.
- The Applicant was astonished that the City and State allowed the traffic light problems to exist. He agreed to work with residents to get a modern light installed that sensed traffic buildup, as this situation would negatively impact his customers too.

#### **7) Traffic – Queuing**

- Attendees had concerns the queuing of cars could overflow the site capacity and impede the access on the street.
- The Applicant stated that based on his experience with other car washes, that the on-site queuing was sufficient. He said typically he expected 6-8 cars in the queue at the most.
- He mentioned that Coors had a separate ingress right turn lane that could possibly handle 30 cars of overflow, but an attendee expressed concerns that they would be unable to make a right turn themselves if this was used.
- The Applicant said this should be reviewed by the City Traffic engineers, but felt the on-site queuing was sufficient.

#### **8) Traffic – Site Flow**

- Attendees had concerns about the site flow.
- One attendee proposed that the Sevilla access be "in only" and the Costa Almeria access be "out only" due to the median on Sevilla.
- Other attendees felt bidirectional accesses at both points were appropriate.
- The Applicant stated they would look at the issue further and work with City traffic engineers.
- The Attendees all expressed strong distrust of the City traffic engineers and their ability to alleviate problems in the area.



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#### **9) Parking**

- Attendees had questions about the parking that appeared to be answered satisfactorily by the Applicant.
- One attendee was concerned that there would be off-site parking.
- The Applicant stated that there would be no off-site parking, and that the parking was sufficient, as per city standards.
- One attendee was concerned that the Jinja across the street would use this facility for additional parking. Others shared that concern.
- The Applicant stated they would not allow overflow Jinja parking if that was what the community wished and will evaluate gates.

#### **10) Safety**

- Attendees had safety and security concerns about the project.
- Several were concerned that the project would alert potential criminals to target areas they were currently unaware of.
- Some expressed concern about the park area that was on the diagonally opposite corner of Sevilla and Costa Almeria. They stated that this was the only park in the area and they were concerned for the safety of their children.
- The Applicant felt that these concerns would be the same for any retail establishment located on the property.
- Some attendees were concerned about the clientele that the project would attract and the staff that would work there. These included “people with tattoos”, and criminals who had recently left jail, as well as generally derogatory people.
- The Applicant spoke about the maturity and training of his management staff, which is very comprehensive. He stated his staff keeps negative influence off the property in his other establishments and would do the same here.
- He also stated that he is a parent, who lives in the area, and would do everything possible to make sure his establishment is a good neighbor.
- He stated that he would have a very complete video security system, to protect the property, and monitor any after hours activity.

#### **11) Visual Impact, ViewScapes**

- Attendees had several concerns about viewscales and visual impact.
- Some felt that no matter what was done, a carwash would not fit in to the area.
- One neighbor want the height to be no greater than the current dirt pile (~5’).
- Some live in houses that look down on the property, and felt that the whole operation would be unsightly from their point of view.
- The Applicant stated that the car wash would be comparable to any retail establishment that used the property.
- Attendees were concerned about potential building heights blocking the views. This included a representative of a city councilor.



# **CITY OF ALBUQUERQUE**

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- The Applicant stated that the current grade level would be reduced to be comparable or slightly lower than the Jinja across the street. He stated the building heights would be a maximum of 24' or less, and appropriate to all existing plans for the area.
- There was discussion of which type of trees would be best, but there was no conclusion. However the owner did agree to plant trees that would not exceed 20' or trim them to prevent blocking the view.

#### **12) Architecture**

- The Applicant stated they had tried to design a building that would look good and match the houses in the area. They did not use a pre-hung concrete building.
- One attendee pointed out that this was good, but that maybe it would be better to try to match the Jinja across the street.
- A poll was taken asked whether it was better to have it match the Jinja or the nearby houses. The response was about even each way.

#### **13) Pollution**

- Some attendees had concerns about pollution from cars running while waiting in line to enter the carwash. They felt the fumes would rise to their houses that overlooked the carwash.
- One asked if studies were done on pollution levels from carwashes.
- The Applicant stated that he was not personally aware of any studies, but thought in the United States someone had studied something like that.
- An attendee asked whether the car wash emitted chemicals that polluted the air.
- The Applicant replied that there were no noxious emissions from the car wash.

#### **14) Noise**

- Attendees had several concerns about noise.
- One attendee was concerned about the ambient jazz music.
- The Applicant said it would be low volume, and no louder than Musak in an elevator.
- Some were concerned about the noise from cars waiting in line or people playing their radios loud.
- The Applicant stated they would attempt to stop people from playing music loud, but it was hard to guarantee it would never happen. He felt the engine noise was comparable to any other retail business at that location.
- Attendees were concerned about noise from the car wash itself.
- The Applicant explained that the car wash noise came from blowers at the end of the tunnel. These were aimed out towards Coors, so should not impact residents. The blower technology is new and is lower volume than other car washes. He invited residents to visit his Central or Old Town locations.
- He also noted that noise drops off exponentially as you move away from the property.

#### **15) Property Values**



# **CITY OF ALBUQUERQUE**

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- Attendees asked whether the car wash would impact their property values.
- The Applicant stated he did not have the expertise to answer that question but expected it to be comparable to any other retail operation, and noted the site was zoned for retail.

#### **16) Drainage and Grading**

- The Applicant was aware of concerns about drainage on the north side of the project. They plan to terrace to alleviate it.
- The Applicant plans to remove and replace 10' of soil on the site, due to the composition of the soil.

#### **17) Water**

- An attendee was concerned that the water pressure in a nearby subdivision was inadequate. They were worried about the impact of the car wash. Other attendees in different subdivisions said their water pressure was adequate.
- Other attendees were not sure if car wash was on the same water system and the Applicant did not know.
- Another attendee pointed out that their neighborhood association pays for the landscaping water on the Sevilla median as the Applicant's north boundary.
- The Applicant agreed to water his own landscaping and work with them to get the city to take responsibility for the median.

#### **18) Bicycle/Pedestrian**

- An attendee asked about the sidewalk which would end after the subject property on Coors.
- The Applicant was aware of this but said he would have to talk to DOT to see what they wanted to do.
- Some attendees were concerned that the increased traffic at Sevilla would negatively impact the bike lane on Coors.

#### **19) Competition and Alternate Locations**

- An attendee asked if the Applicant had evaluated competition.
- Other attendee asked if other locations had been evaluated.
- The Applicant stated they had put bids on a number of locations, but the bids weren't accepted. He felt this was a competitive location.

#### **20) Lighting and Signage**

- An attendee asked if the lighting would be problematical.
- The Applicant stated all lighting would be compliant with the code and plans, which prevents off-site visibility. Also the hours of operation mean the lighting would just be used for security. It would be approximately 20' high.
- Concerns were expressed about visibility of signage.



# CITY OF ALBUQUERQUE

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- The Applicant stated that he uses channel lettering, which faces Coors, and wouldn't be visible to the neighbors.

#### **21) Poll of Attendees**

- Attendees were asked via a casual poll at the beginning and end of the meeting how they felt about the project. They were opposed to the project in both polls.
- At the end one attendee said he recognized that the owner is attempting to do what he can to make things right, and fix the lapses of the previous owner.
- Another said that cars do move quickly through this type of car wash.

#### **22) Non-Project Related Issues**

- Attendees described many problems related to the traffic light at the intersection of Coors and Sevilla. Since there is one a single pad sensor, many cars stack up at the light, which raises safety concerns.
- The neighborhood association is paying to water the Sevilla median landscaping. Residents feel the city should do this.

**Next Steps:** (see below)

#### **Action Plan:**

- Applicant will send information as requested to attendees.

**Action Items:** (no additional).

#### **Application Hearing Details:**

1. Hearing scheduled for April 14, 2016
2. Hearing Time:
  - a. The Commission will begin hearing applications at 8:30 a.m.
  - b. The actual time this application will be heard by the Commission will depend on the Applicant's position on the Commission's schedule
3. Hearing Process:
  - a. Comments from facilitated meetings will go into a report, which goes to the City Planner.
  - b. City Planner includes facilitator report in recommendations.
  - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:

Written comments must be received by April 1 to be included in the planners report, and may be sent to: Vicente Quevedo 505-924-3357 [vquevedo@cabq.gov](mailto:vquevedo@cabq.gov), 600 2<sup>nd</sup> St., 3<sup>rd</sup> floor, Albuquerque, NM, 87102

OR

Peter Nichols, Chair, EPC, c/o Planning Department, 600 2<sup>nd</sup> St., 3<sup>rd</sup> floor, Albuquerque, NM, 87102



# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM

### PROJECT MEETING REPORT

#### **Names & Affiliations of Attendees:**

Barbara Hoffman	ADLL
Pat Hoffman	ADLL
Buck Buckner	Applicant
Jonathan Stern	Applicant
Art Woods	LLDS
Audrey Potter	LLDS
Bill Tafoya	LLDS
Carol Hoffman	LLDS
Cynthia Davis	LLDS
Ed Arthur	LLDS
James Phillips	LLDS
Jim B. Robinson	LLDS
Jim Robinson	LLDS
Joyce Woods	LLDS
Loren Leys	LLDS
Priscilla Sjolyer	LLDS
Rhona Rosenberg	LLDS
Santa ???	LLDS
Susan Ryan	LLDS
Terry Willmot	LLDS
Anthony Brian Gallegos	LLHOA
Kathy Adams	LLL
Pat Gallagher	LLLA
Laura Sanchez-Rivet	for State Rep Antonia Maestas
Jolene Wolfley	TRNA
Rene Horvath	TRNA
Art Retberg	TRNA/Andalucia



# **CITY OF ALBUQUERQUE**

## **LAND USE FACILITATION PROGRAM**

### **PROJECT MEETING REPORT**

Bill Atwell	VDLL
Bill Emmerich	VDLL
Dana Stewart	VDLL
Don Ortega	VDLL
Eloyda Gomez	VDLL
Francine L. Gonzales	VDLL
Heather Abella	VDLL
Jim Knoll	VDLL
Judith Nienow	VDLL
Leila Eerikaintzn	VDLL
Madeleine Brinker	VDLL
Mary K. Gallagher	VDLL
Matthew Gallegos	VDLL
Michael Gonzales	VDLL
Nick Hubbard	VDLL
Patricia Whetstone	VDLL
Pauline Pino	VDLL
Pete Padilla	VDLL
Philana Kielg	VDLL
Sue Atwell	VDLL
Trish Kirkland	VDLL

Barb ???

Bill Kelly

Joe ??



# **FACILITATED MEETING REPORT AMENDMENTS**

**Date Submitted:** 4/1/2016

**Original Submission:** 3/23/16

**Submitted By:** David Gold

**Facilitator:** David Gold

**Co-facilitator:** Diane Grover

**Project Number:** 1004765

**Meeting Date and Time:** 3/21/2016

## **Neighborhood Associations/Interested Parties**

**Add:** Vista de La Luz HOA (VDLL)

### **Section 1 – Bullet 1**

**Change:** “NE” to “N”

### **Prior to Names**

**Add (staff request):** Stephani Winklepleck, Neighborhood Liaison in the Office of Neighborhood Coordination, stated that the Andalusia Homeowner Association, Inc. lost their “active” status with the office on November 5, 2015. Their Annual Meeting was to be held in August of 2015 and by November 1, 2015 they had not submitted an Annual Report to the office and therefore the Andalusia HOA was removed from all lists/labels maintained by the Office of Neighborhood Coordination on November 5, 2015.

### **Names**

**Remove:** Jim Robinson LLDS (repeated)

**Change:** “Priscilla Sjolyer” to “Priscilla Spolyar”

**Change:** “Santa ???” to “Santa Consiglio”



**Quevedo, Vicente M.**

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**From:** Charles Harvey <charveyunm@gmail.com>  
**Sent:** Thursday, March 24, 2016 5:49 PM  
**To:** Quevedo, Vicente M.; Gurule, John B.  
**Subject:** In regards to car wash in Vista de Luz  
**Attachments:** Ltr for - K Sanchez.docx

Dear Mr Quevado, Mr Gurule,

Please see attached my opposition letter to the planned development of a car wash in our neighborhood on Coors and Montano. I hope you're able to help relocate this business as I believe it would have a very negative impact on our neighborhood.

Thank you,

Charles Harvey  
5524 Costa Garraf Rd NW  
Albuquerque NM 87120  
5059176116



March 24th, 2016

Charles Harvey  
5524 Costa Garraf Rd NW  
Albuquerque, NM 87120

The Honorable Ken Sanchez  
Albuquerque City Council, District 1

Subject: proposed Rain Tunnel Car Wash @ Coors and Seville NW corner

Dear Councilman Sanchez:

I am writing to ask for your support not to allow the proposed construction of a Rain Tunnel Car Wash at the Northwest corner of Coors and Seville.

The proposed site has many significant concerns that will directly affect property values, traffic patterns, safety, noise and quality of life for my immediate Vista de la Luz neighborhood which lies directly west of the project.

The project entrance will have to use Coors/Seville west entrance which is the same for entering and exiting our neighborhood. This entrance/exit is the only access and exit point for over 140 homeowners and we believe with the added traffic necessary to make a profitable company it is anticipated over 200 cars/day will need to be served. In addition there is a proposal to also include an emission center and small retail space, both of which will increase problems with traffic and safety. Presently, there are a multitude of traffic pattern issues and safety concerns, and with the addition of increased traffic will undoubtedly increase issues.

I feel this proposal for this location does not make good sense for the above reasons and are asking for your intervention on our behalf to help identify another more suitable location for this business.

Sincerely,  
Charles Harvey

(505) 917-6116  
Charveyunm@gmail.com



## Quevedo, Vicente M.

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**From:** Mary K. Gallagher <mkg2404@hotmail.com>  
**Sent:** Thursday, March 24, 2016 10:34 PM  
**To:** Quevedo, Vicente M.  
**Subject:** EPC Project 1004675 Rain Tunnel Car Spa

Mr. Quevedo:

Thank you for taking the time to call me today regarding the Rain Tunnel Car Wash proposed to be built at Sevilla NW and Costa Almeria NW.

I will cut to the chase, I am very against this Rain Tunnel Car Wash project being approved for this location due to its' proximity to the Vista de La Luz neighborhood and the Las Ventanas Gated Community to the north of Vista de La Luz.

This car wash violates the following Policies:

11.B.Sd. The proposed carwash violates existing neighborhood values of quiet, low traffic patterns and hereby imposes a huge traffic change to the area with an estimated 30 cars per hour to be washed/serviced at the proposed Rain Tunnel Car Wash site.

11.B.Se: The proposed car wash violates the integrity of the existing neighborhood by increasing traffic unnecessarily, increasing car and car wash noise; and disrupting present traffic patterns that already accommodate UFC gym, Jinja restaurant and the nail salon not to mention the homeowner's of Vista de la Luz community and the Las Ventanas gated community to the north.

11.B.Si: This proposed car wash does not minimize the adverse effects of noise, pollution, lightning and traffic in a residential environment, in fact, it exacerbates those features. This car wash violates all of those adverse effects amplifying the negative nature of noise, pollution, lighting and unnecessary traffic into a residential area.

11.B.Sm. This proposed car wash will be a visual eye sore to the neighborhood impacting the homes directly to the west of the car wash as well as the gated community to the north.

I am very concerned that there has been an **oversight** regarding the need for a Traffic Impact Study (TIS). Documentation provided indicates that the proposed development did not meet the threshold for a Traffic Impact Study, thus the TIS was waived by the COA Transportation Engineering on 2/18/16. **How did the COA Transportation Engineering Department come to this conclusion? Please provide the written documentation supporting this decision. I understand John B. Gurule of Traffic Engineering signed off on this decision dated 2/18/16.**

A line from the play, Hamlet, by William Shakespeare sums up the lack of a TIS very well: "Something is rotten in the state of Denmark."

I did observe that a vehicle counter had been placed on Costa Almeria NW north of Sevilla about 6 months ago. This placement would have excluded a majority of the traffic into the businesses of UFC Gym and Jinja as well as the neighborhoods. That type of study should be excluded as it is not representative of the traffic into the neighborhood and would skew an objective opinion regarding the amount of traffic into this area.



**The following is a list of concerns that I have regarding the proposed building of the Rain Tunnel Car Wash at Sevilla NW and Costa Almeria NW.**

1. Additional traffic from the Rain Tunnel car wash into a small neighborhood that has one entrance and one exit via Coors/Sevilla would undoubtedly exacerbate existent heavy traffic patterns and compromise the small neighborhood environment. violation of Policy 11.B.Se
2. Gated community and homes directly west of Costa Almeria will be severely impacted by the traffic to/from Rain Tunnel as well as the noise from the cars and car wash itself.
3. Mister Car Wash is 1.5 miles south on Coors from this proposed site at Coors/Sevilla. Is it necessary to have these duplicate services in such a short range?
4. If the Rain Tunnel Car wash is approved, a 4 way traffic stop at Sevilla/Costa Almeria will be required. Presently only east/west traffic has a stop sign.
5. Emergency vehicle access into the gated community will be compromised by the increased Rain Tunnel traffic possibly impacting the health/safety of the homeowners.
6. An Albuquerque school district school bus picks up kids M-F in the neighborhood right near Sevilla & Costa Almeria. The children's safety will be impacted by the increased car traffic due to the car wash.
7. The Coors bicycle lanes and riders will be impacted by cars turning west from Coors.
8. Sevilla/Coors/Costa Almeria cross streets are already impacted by traffic from UFC Gym, Jinja and the nail salon.
9. Many drivers headed west on Sevilla make a U turn at Sevilla/ Costa Almeria to turn east on Sevilla in order to leave neighborhood due to either being lost or turning into the UFC gym parking lot.
10. Property values will be adversely affected by the presence of the Rain Tunnel car wash. This type of business is not a welcomed business for this neighborhood because of the increased traffic, the nature of the business, the excessive noise/pollution from more cars driving into the area and the potential for increased motor vehicle accidents at all pertinent intersections.
11. There are many concerns regarding the environmental impact of the oil/lube facility and the chemicals used in the detergents and waxes of the car wash itself.
12. Signage with electrical lightning will impact the visual ambience of the neighborhood which is presently very low lightning to no lighting after dark by UFC Gym, Jinja and the nail salon.
13. Delivery trucks such as Fedex, UPS and USPS will be impacted in their ability to make their deliveries due to the increased traffic caused by Rain Tunnel traffic.
14. Jinja has regular food and beverage deliveries throughout the day by vehicles that are very large in size already impacting a small parking lot in front of Jinja as well as elevating the impact of truck tonnage on a residential road system.
15. Children ride their bikes, skateboards and scooters in the neighborhood. Their safety will be jeopardized by the increased traffic to Rain Tunnel. These children also play in the park which is the grassy area at Sevilla and Costa Almeria. This property is owned and maintained by the Vista de la Luz HOA. It is private property and would not be useable by Rain Tunnel employees and/or people using the car wash.

I request the EPC to provide full and transparent disclosure of the COA Traffic Engineering Department decision indicating the proposed development didn't meet the threshold for a Traffic Impact Study.



I respectfully request the Environmental Planning Commission to deny approval for the development project of the Rain Tunnel Car Wash.

Mary Kaye Gallagher  
505-503-6659



## Quevedo, Vicente M.

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**From:** Dana Stewart <drstewartrn@msn.com>  
**Sent:** Friday, March 25, 2016 9:03 AM  
**To:** Quevedo, Vicente M.; Romero, Elaine T.; antonio@moejustice.com; Rick Nathanson  
**Subject:** Proposed Car Wash at Coors/Sevilla EPC #1004675

Dear Sir(s) and Madam:

I am writing to appeal to your decision regarding the approval of the above referenced Car Wash. This proposal involves the lot directly below my home. Two banks have previously owned this property and I was told that is the type of business that would eventually be built here. I do not want to loose the quiet enjoyment of my home. I bought my home knowing I could enjoy coffee on my patio in my pajamas and gaze at the Sandia's. I also have entertained friends and family on my patio throughout the years and felt blessed to have found such a wonderful place to live. I respectfully request that you deny the EPC project #1004675 from going forward.

I live in a small HOA development called Vista de la Luz. There are 137 homes and we are an enclosed neighborhood with only one access in and out at the traffice light on Coors/Sevilla. There is another HOA neighborhood to our North (La Luz del Sol), and a second neighborhood to our NorthWest, {Las Ventanas Homes), who also use the Coors/Sevilla traffic light. These neighboring HOA's are gated and have one other access to Coors without a traffic signal, hence they use the Coors/Sevilla access to safely cross Coors with the traffic signal. I estimate they constitute 70 homes in total. Also using the Coors/Sevilla traffic light to the East (Andalucia), are approximately 150 homes. They too are only able to access their homes via this Coors/Sevilla traffic light.

There is also a commercial strip consisting of Jinga Restaurant, UFC boxing Gym, Armando's Hair salon and Young Nails salon whose only access is the Coors/Sevilla traffic light as well.

The Rain Tunnel Car Spa/car maintenance estimates 30 cars/hour (or 300/day), seven days/week, to achieve their profit projections.

The increased traffic burdon to our communities, safety of motorist and cyclists, quality of life and environmental impact would negatively effect all four of these neighborhoods. A Traffic Impact Study was not done despite numerous accidents at this intersection currently. Many elderly live in these neighborhoods and emergency access would be compromised.

I am attaching the Development Plan and ask that you please review and support our desire to defeat this proposal for a Rain Tunnel Car Spa/car maintenance business to be built at this site.

Thank you for your attention,

Dana Stewart  
Resident of Vista de la Luz



Dana has a file to share with you on OneDrive. To view it, click the link below.



EPC PROJECT #1004675. 16EPC-40013.pdf



## Quevedo, Vicente M.

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**From:** Mike G <mgonzales.mike@gmail.com>  
**Sent:** Friday, March 25, 2016 1:56 PM  
**To:** Quevedo, Vicente M.  
**Cc:** Mary K. Gallagher; Bill Emmerich; Scott Harbaugh; Anthony Brian Gallegos; Romero, Elaine T.  
**Subject:** Car Wash Opposition Letter  
**Attachments:** Opposition letter Car Wash.docx

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*"The true soldier fights not because he hates what is in  
front of him, but because he loves what is behind him."*

*G. K. Chesterton*



# Michael Gonzales



5535 Costa Verde NW • Albuquerque [City], NM 87120 • Phone: 505-250-0322  
E-Mail: mgonzales.mike@gmail.com

Date: March 25, 2016

Mr. Vicente M. Quevedo MCRP  
Urban Design and Development Planner  
City of Albuquerque, Planning Department  
Plaza del Sol Building  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102  
REF: EPC 1004675 Rain Tunnel Car Wash 5401 Sevilla NW

Dear Mr. Quevedo:

I write you to convey my opposition to EPC 1004675 Rain Tunnel Car Wash on the NW corner of Coors and Sevilla N.W.

I am concerned that our planning department has failed to address popular objections about substantial increases in traffic volume off arterial streets and into the neighborhoods as the result of this proposed car wash. As a committee member of the Vista De LA Luz Neighborhood Association we are all concerned about our quality of life and our safety. As a result, neighborhood leaders wish to be actively engaged in the opportunity to communicate our objections in a public forum.

A prime example of concern is that Mr. John B. Gurule (Senior Traffic Engineer) for the city of Albuquerque signed off on a Traffic Impact Study (TIS) on February 18, 2016 indicating that a traffic impact study was not required for this location. Apparently the senior traffic engineer for our city doesn't follow the NM Transportation Development guidelines, which clearly indicate that developments that generate 500 or more vehicle trips during peak hours require a TIS. Additionally this proposed car wash is not (SELF SERVICE) and it would require a TIS to be performed.

We call upon you to oppose this project, but we especially ask our District Council Member, Ken Sanchez to withdraw any support for this proposed car wash, which we do not believe to be beneficial for our neighborhood.

We'd like to see a business that would add to the neighborhood, something organic that creates a neighborhood environment. This car wash is a step in the wrong direction.

We sincerely hope that the car wash owner and developer were not given special treatment or favorable exception from the planning department to proceed with this project. During our recent meeting (3-21-2016) with Mr. David Gold and Diane Grover (Facilitators and Mediators) the entire meeting was conducted as if the project had been given a green light to proceed. I might add that every single resident attendee was in opposition to the project.

We have many outstanding concerns regarding building design, screening, signs, lighting, machinery noise, traffic circulation, and safety and well as the criminal impact to our residential neighborhoods.





We hope that the addition of our voices to the growing collection of opponents will help check the momentum. I would welcome the opportunity to be heard at any public hearings in the future and request to be advised of the meeting locations and times. I offer my email address as well as telephone number so I can be kept abreast of future planning meetings regarding this project. (Information included on top of page)

Thank you for your service to our community.

Sincerely,

Michael Gonzales  
Committee member Vista De La Luz Neighborhood Association



## **Quevedo, Vicente M.**

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**From:** Winklepleck, Stephani I.  
**Sent:** Friday, March 25, 2016 4:45 PM  
**To:** Quevedo, Vicente M.; Dicome, Kym  
**Cc:** Carmona, Dalaina L.; Williams, Brennon; Hummell, Tyson; David Gold <dave@nets.com> (dave@nets.com); Triplett, Shannon  
**Subject:** FW: Rain Tunnel: FW: EPC 1004675 - NM DOT  
**Attachments:** Comments on carwash.docx

Kym and Vicente,

Just to let you know that when I received the Facilitated meeting report this is the first that I heard of the Vista de la Luz HOA.

They may be in existence - but **ARE NOT** a registered HOA on the City of Albuquerque's Office of Neighborhood Coordination list of associations.

I did speak with this gentleman earlier this morning and pointed out that they are not listed with our office and not once did he ask about how to get this HOA on our list and told him that the Agent/Applicant was not required to notify them of the EPC Project.

Earlier this week - I did also point to Vicente and David Gold - that out the Andalucia HOA (directly east of subject project) has not been on our list of associations since November 5, 2015 and the Agent/Applicant was not required to notify them too of the EPC Project and asked that the facilitated report be amended to reflect this information - should they be in attendance.

I was talking with Dalaina about this and we did recall several years back that the La Luz Del Sol NA (R) - did encompass this area within their boundaries. Once this subdivision finally finished building and was under a HOA they amended their bylaws to not include this subdivision in their boundaries. If you look at our maps (in our office) you can see that the subject property is located within the Taylor Ranch NA (R) and abuts the La Luz Del Sol NA (R) boundaries and directly across the street from the La Luz Landowners Association (R) and since it's a EPC Project - also the Westside Coalition of NA's was also notified.

I just want to make it clear to the EPC Commissioners that the Agent/Applicant and the City of Albuquerque, Planning Department, Office of Neighborhood Coordination did make the correct notification on this EPC Project (should it be brought up by either HOA's).

I would also recommend to David Gold to include the following in the amended Facilitated Report for this project too:



I would use this wording:

**Stephani Winklepleck, Neighborhood Liaison in the Office of Neighborhood Coordination, stated that the Vista del La Luz Homeowner Association – maybe in existence BUT is not registered with the City of Albuquerque, Office of Neighborhood Coordination as of March 25, 2016 and the Agent/Applicant WAS NOT required to notify this HOA of the EPC Project.**

If anyone has any questions, please feel free to contact me – I will be on vacation next week – but will be checking my e-mails.

Have a good one.

Stephani  
Stephani Winklepleck  
Neighborhood Liaison  
Office of Neighborhood Coordination  
COA/Planning  
Phone: 505-924-3914 Fax: 505-924-3913  
E-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov)

---

**From:** Scott Harbaugh [mailto:sharbaugh@cgres.com]

**Sent:** Friday, March 25, 2016 4:20 PM

**To:** Quevedo, Vicente M.

**Cc:** antonio@moejustice.com; Romero, Elaine T.; Winklepleck, Stephani I.; David Gold; Cloud, Jack W.; Velarde, Rebecca

**Subject:** Rain Tunnel: FW: EPC 1004675 - NM DOT

Mr. Vincente Quevedo

I am the Community Association Manager of Vista de La Luz Homeowners Association, a community of one hundred and forty (140) home at the corner of Sevilla and Costa Almeria Dr. NW. With the strongest words possible this community opposes the allowance of the Rain Tunnel Car Wash to be part of our community. The Board of Directors President has looked at the other facility that they own and it in no way looks like or represents the architectural drawing that was shown at the community meeting last Monday evening March 14, 2016 at Taylor Ranch. It is very industrial looking and is not harmonious with this community.

I have attached a small sample of the e-mails that I have received not to mention the 40 to 45 phone calls that I have taken in opposing this action.

I understand that the hearing is scheduled for April 14, 2016, is this correct? Can you please give me the time and location for this so I can notify my community so they can attend?

Today I just heard that the traffic engineer J.B. Gurule has made the decision not to have a Traffic Impact Study (TIS) done for this project. Speaking for this community we are highly upset about that decision and recommend that this be reversed immediately.

Thank you for listening to the residence of Vista de La Luz. I look forward to hearing from you.



## **Scott Harbaugh**

Community Association Manager

Canyon Gate – An Associa® Company

8500 Jefferson St NE, Suite B Albuquerque NM 87113

O: 505-342-2797 ext. 127

**The Associa Canyon Gate office will be closed on Monday March 28<sup>th</sup>. We will return to normal business hours on Tuesday, March 29<sup>th</sup>, opening at 8am. If you need to report a common area emergency, please call 505.991.5011. Thank you.**

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## **Comments from homeowners about the proposed car wash.**

**From:** Diane Sandoval [mailto:dianesandoval50@gmail.com]

**Sent:** Wednesday, March 23, 2016 12:21 PM

**To:** Dorann Cooper

**Subject:** Re: Carwash Opposition Letter

I had a lot of dealings with Rain Tunnel as a vocational teacher. They hire ex- convicts & a lot of theft went on when cars were washed. We dont need to bring criminals & thieves into neighborhood. Also where would cars line up without blocking traffic & the gated area

Hello,

My name is Patricia Mercer. I reside at 5009 Costa Uasca NW.

I am opposed to having a car wash in the proposed area referenced in the e-mail of 03-14-16 for Vista de La Luz residents.

The reason I chose to live in the La Luz area is because it is peaceful, quiet and undisturbed. The car wash would have people coming into the neighborhood from anywhere and everywhere. This would invite negative curiosity to come into the neighborhood. It's bad enough we have people turning off Sevilla and coming into the neighborhood at all hours of the day and night accidentally; this brings unnecessary traffic into the neighborhood.

Our neighborhood is quiet and serene. This is the reason I moved there. To bring carwash activity into this neighborhood will rob us of the serenity we had purchased initially. It will do nothing to increase the value of our properties.

Please leave our neighborhood the peaceful, serene place we purchased years ago.

Thank you for your attention to this matter.

Patricia L. Mercer  
5009 Costa Uasca Dr NW  
Albuquerque NM 87120  
505-220-3678

**Subject:** Re: Carwash information

Hi, I didn't see the date for the meeting but am definitely not for having a car wash on the corner of Seville and Coors. We already have a lot of traffic and trouble getting a green light to turn left. The car wash would not upgrade our community at all. Jinja at times has a huge event w/ bikers, etc. and cars are parked all the way up the hill--cops are there and it gets crazy! We don't need more of that--we need something mellow on that property. Please put my vote in as no car wash. We also need to put a sign at the 4 way stop of Seville and the street to go right to La Luz



## **Comments from homeowners about the proposed car wash.**

gates that there is no outlet going West on these streets so people stop racing up there to go through. That would stop the crazy traffic when Jinja has parties.

Thank you. Diane 5012 Costa Uasca Dr NW

**I have several concerns which I would like to have made public via the Home Owner's Association.**

**1. I prefer that no car wash be built secondary to the volume of traffic that already exists at Sevilla and Coors. If the car wash is not blocked, all traffic to the car wash would only have access to/from Coors. No road access to Sevilla or Costa Almeria (road into the gated community north of Vista de La Luz) into the car wash. This neighborhood and the gated community north of Vista de La Luz would be severely impacted due to car noise, traffic and excessive noise from the car wash.**

**2. If the building of the car wash is not blocked, I would request that Vista Car Wash build a 25 foot sound proof barrier around the perimeter of the car wash to block noise, odors and excessive noise from the car wash itself. The wall barrier would be on the south, west and north sides of the lot leaving Coors entrance/exit open and the only access to the car wash itself. This wall barrier would also block stray traffic from driving through Vista de La Luz neighborhood which is not a 'through' neighborhood.**

I suggest we get the word out for neighbors to write a letter, email or call our City Councilman Ken Sanchez and voice their concern for the proposed Car Wash. Please forward this email to others. I've attached a draft letter to help people get started if they want to use the letter as a script, email or letter.

*Anthony B. Gallegos*

*Operations Manager*

*UNM Enrollment Management*

*Student Support & Services Center*

*Communication Center & SSSC One Stop Center*

*1155 University Blvd, SE*

*Albuquerque, NM 87131*

*(505) 925-6959 (no voice)*



## Comments from homeowners about the proposed car wash.

(505) 277-8900 op

Date

Name

Address

City, State, zip

Date

The Honorable Ken Sanchez  
Albuquerque City Council, District 1

Subject: proposed Rain Tunnel Car Wash @ Coors and Seville NW corner

Dear Councilman Sanchez:

I am writing to ask for your support not to allow the proposed construction of a Rain Tunnel Car Wash at the Northwest corner of Coors and Seville.

The proposed site has many significant concerns that will directly affect property values, traffic patterns, safety, noise and quality of life for my immediate Vista de la Luz neighborhood which lies directly west of the project.

The project entrance will have to use Coors/Seville west entrance which is the same for entering and exiting our neighborhood. This entrance/exit is the only access and exit point for over 140 homeowners and we believe with the added traffic necessary to make a profitable company it is anticipated over 200 cars/day will need to be served. In addition there is a proposal to also include an emission center and small retail space, both of which will increase problems with traffic and safety. Presently, there are a multitude of traffic pattern issues and safety concerns, and with the addition of increased traffic will undoubtedly increase issues.

I feel this proposal for this location does not make good sense for the above reasons and are asking for your intervention on our behalf to help identify another more suitable location for this business.

Sincerely,

(505) xxx-xxxx  
Email:

n

Hi Scott,

I sent comments and letter as well but if you'd like to include the below in addition:



## **Comments from homeowners about the proposed car wash.**

"I'm writing, along with others in my community, to voice my opinion that the car wash and retail space being developed should be relocated as it will have a negative impact on our neighborhood and community. Please consider moving this business to a better location that would serve it as well as the community better.

Charles Harvey  
5524 Costa Garraf Rd NW  
Albuquerque, NM 87120"

Thanks,  
Charles

Scott,

I am wondering if the Car Wash will cause the neighborhood's sewer system to back up, since they will generate a lot of waste water by possibly backing up flow in the sewer system.

Also, the light at Sevilla seems to have a sensor on the stop bar. A lot of people do not trigger this sensor, so it causes a long wait at the light. Upgrading this light and sensor is needed. There have been several wrecks at the Coors and Sevilla intersection. My family was involved in one not too long ago. Increased wrecks is likely at this intersection with the increased traffic flow.

### **Robert J. Fierro, PE, PS**

Fierro & Company  
505-352-8930 | [robertfierro.fc@gmail.com](mailto:robertfierro.fc@gmail.com) | <http://www.fierrocompany.com>

Hello Scott:

My name is Leila Eerikainen. 5023 Ojos Azul CT. NW.

I am very much against the Car wash. My views were expressed at the last Monday meeting! However, there are a few topics not covered: I am worried about our wild life, name Birds. Many varieties including the State of NM bird. They would not like it.

Balloonist people often must land on Sevilla and often on the lot in question.

I spoke with a lady at the Nature Center this morning, she lives in Andalusia . They also hate the idea of another carwash with at least 4 already within a mile. The last thing we need in the area!

Thank you for your help,  
Leila Eerikainen

Dear Scott,

This message is to convey my thoughts on the installation of the car was at Coors and Sevilla.

I am admantly opposed to having the car wash at Coors and Sevilla for many reasons:

1. This is going to cause our the property value down.
2. It is going to be difficult to get decent people wanting to buy property in our area.
3. This is going to invite a lot of trouble into our neighborhoods because of the type of people car washes attract.



## **Comments from homeowners about the proposed car wash.**

4. We already have a bar in Ninja's restaurant. With people going to the bar from the car wash, who knows who we'll have roaming around our neighborhood.
5. If I had known this was in any future planning, I never would have purchased my home in this neighborhood.
6. We will be robbed of the serenity that currently exists in this neighborhood.
7. The noise level is going to be disruptive.
8. The vehicle traffic level is going to cause problems.
9. The foot traffic is going to have the freedom to come into our neighborhoods and scope around and this causes me great concern.

Thank you for any consideration that might be given to the information I have provided.

Sincerely,

Patricia L. Mercer

Mr. Quevedo:

Thank you for taking the time to call me today regarding the Rain Tunnel Car Wash proposed to be built at Sevilla NW and Costa Almeria NW.

I will cut to the chase, I am very against this Rain Tunnel Car Wash project being approved for this location due to its' proximity to the Vista de La Luz neighborhood and the Las Ventanas Gated Community to the north of Vista de La Luz.

This car wash violates the following Policies:

11.B.Sd. The proposed carwash violates existing neighborhood values of quiet, low traffic patterns and hereby imposes a huge traffic change to the area with an estimated 30 cars per hour to be washed/serviced at the proposed Rain Tunnel Car Wash site.

11.B.Se: The proposed car wash violates the integrity of the existing neighborhood by increasing traffic unnecessarily, increasing car and car wash noise; and disrupting present traffic patterns that already accommodate UFC gym, Jinja restaurant and the nail salon not to mention the homeowner's of Vista de la Luz community and the Las Ventanas gated community to the north.

11.B.Si: This proposed car wash does not minimize the adverse effects of noise, pollution, lightning and traffic in a residential environment, in fact, it exacerbates those features. This car wash violates all of those adverse effects amplifying the negative nature of noise, pollution, lightning and unnecessary traffic into a residential area.



## **Comments from homeowners about the proposed car wash.**

11.B.Sm. This proposed car wash will be a visual eye sore to the neighborhood impacting the homes directly to the west of the car wash as well as the gated community to the north.

I am very concerned that there has been an **oversight** regarding the need for a Traffic Impact Study (TIS). Documentation provided indicates that the proposed development did not meet the threshold for a Traffic Impact Study, thus the TIS was waived by the COA Transportation Engineering on 2/18/16. **How did the COA Transportation Engineering Department come to this conclusion? Please provide the written documentation supporting this decision.** I understand John B. Gurule of Traffic Engineering signed off on this decision dated 2/18/16.

A line from the play, Hamlet, by William Shakespeare sums up the lack of a TIS very well: "Something is rotten in the state of Denmark."

I did observe that a vehicle counter had been placed on Costa Almeria NW north of Sevilla about 6 months ago. This placement would have excluded a majority of the traffic into the businesses of UFC Gym and Jinja as well as the neighborhoods. That type of study should be excluded as it is not representative of the traffic into the neighborhood and would skew an objective opinion regarding the amount of traffic into this area.

The following is a list of concerns that I have regarding the proposed building of the Rain Tunnel Car Wash at Sevilla NW and Costa Almeria NW.

1. Additional traffic from the Rain Tunnel car wash into a small neighborhood that has one entrance and one exit via Coors/Sevilla would undoubtedly exacerbate existent heavy traffic patterns and compromise the small neighborhood environment. violation of Policy 11.B.Se
2. Gated community and homes directly west of Costa Almeria will be severely impacted by the traffic to/from Rain Tunnel as well as the noise from the cars and car wash itself.
3. Mister Car Wash is 1.5 miles south on Coors from this proposed site at Coors/Sevilla. Is it necessary to have these duplicate services in such a short range?
4. If the Rain Tunnel Car wash is approved, a 4 way traffic stop at Sevilla/Costa Almeria will be required. Presently only east/west traffic has a stop sign.
5. Emergency vehicle access into the gated community will be compromised by the increased Rain Tunnel traffic possibly impacting the health/safety of the homeowners.
6. An Albuquerque school district school bus picks up kids M-F in the neighborhood right near Sevilla & Costa Almeria. The children's safety will be impacted by the increased car traffic due to the car wash.
7. The Coors bicycle lanes and riders will be impacted by cars turning west from Coors.
8. Sevilla/Coors/Costa Almeria cross streets are already impacted by traffic from UFC Gym, Jinja and the nail salon.
9. Many drivers headed west on Sevilla make a U turn at Sevilla/ Costa Almeria to turn east on Sevilla in order to leave neighborhood due to either being lost or turning into the UFC gym parking lot.



## **Comments from homeowners about the proposed car wash.**

10. Property values will be adversely affected by the presence of the Rain Tunnel car wash. This type of business is not a welcomed business for this neighborhood because of the increased traffic, the nature of the business, the excessive noise/pollution from more cars driving into the area and the potential for increased motor vehicle accidents at all pertinent intersections.
11. There are many concerns regarding the environmental impact of the oil/lube facility and the chemicals used in the detergents and waxes of the car wash itself.
12. Signage with electrical lightning will impact the visual ambience of the neighborhood which is presently very low lightning to no lighting after dark by UFC Gym, Jinja and the nail salon.
13. Delivery trucks such as Fedex, UPS and USPS will be impacted in their ability to make their deliveries due to the increased traffic caused by Rain Tunnel traffic.
14. Jinja has regular food and beverage deliveries throughout the day by vehicles that are very large in size already impacting a small parking lot in front of Jinja as well as elevating the impact of truck tonnage on a residential road system.
15. Children ride their bikes, skateboards and scooters in the neighborhood. Their safety will be jeopardized by the increased traffic to Rain Tunnel. These children also play in the park which is the grassy area at Sevilla and Costa Almeria. This property is owned and maintained by the Vista de la Luz HOA. It is private property and would not be useable by Rain Tunnel employees and/or people using the car wash.

I request the EPC to provide full and transparent disclosure of the COA Traffic Engineering Department decision indicating the proposed development didn't meet the threshold for a Traffic Impact Study.

I respectfully request the Environmental Planning Commission to deny approval for the development project of the Rain Tunnel Car Wash.

Mary Kaye Gallagher  
505-503-6659

The proposed car wash will devalue our property and invite many unwanted guests. I do not know of one car wash in town I would want to live close to. Lower property values means less property taxes for the county.

Don Ortega

5015 sala de Tomas

Vista de la luz

Don Ortega

Gracie Barra North America Regional Manager



**Comments from homeowners about the proposed car wash.**

GBNEWMEXICO.COM

Office: (505) 515-4341

Cell: (505) 401-9339

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## Quevedo, Vicente M.

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**From:** Mary K. Gallagher <mkg2404@hotmail.com>  
**Sent:** Saturday, March 26, 2016 11:45 AM  
**To:** Charles Harvey; Gurule, John B.; Quevedo, Vicente M.  
**Cc:** Biazar, Shahab; antonio@moejustice.com  
**Subject:** Comments for EPC Staff Analysis Report: Rain Tunnel car wash

Yes. I agree with you, Mr. Harvey. The proposed car wash is full service not self-serve. And, that topic brings to the surface more questions/comments for the EPC and the Traffic Engineer.

1. The amount of retail space proposed for Rain Tunnel is huge--3,000+ sq. ft. What items are intended to be sold?
2. Is the emissions testing considered part of the retail space? It was my understanding that an oil/lube facility was also included. I believe that would fall into car repair. Mr. Gurule admitted that he was only aware of a car wash building and a retail building to be built on the site. And, Mr. Gurule only received a simple map of the proposed site from Ms. Benson. This is not a **transparent presentation** of the actual development to Mr. Gurule. Mr. Gurule did not receive the complete Application Packet for his review.
3. And, how do the present businesses (UFC Gym, Jinja, Armando's Hair Salon, the nail salon and cigar store) and their traffic draw factor into the mix of traffic issues into the area? The existent businesses will be impacted as well by the Rain Tunnel traffic. Is the Traffic Engineer ignoring the fact that UFC Gym, Jinja, Armando's Hair Salon, the nail and cigar salon all have been established for ~5 years already and have their own secure group of patrons creating their own traffic needs? Did Mr. Gurule factor in the business traffic for the existent businesses when he referred to the Trip Generation Manual and the COA TIS Thresholds reference guide? It seems that a TIS is necessary due to these cumulative factors. The Rain Tunnel Car Wash is not a 'silo' business in the area. The needs of the established businesses should be considered as well. It is the right thing to do.
4. UFC Gym recently expanded their facility and due to that expansion have an established membership with growing attendance.
5. Jinja Restaurant parking area is continually full and has a very good following. It does overflow at times as people will park on Costa Almeria north of Sevilla where the curbs are not painted yellow.
6. Armando's Hair Salon is also busy and recently relocated 2 doors down so that UFC Gym could expand its' facility.
6. I do not see these businesses noted on the list of Certified Mail Receipts in the Application Packet from Ms. Benson. Aren't these businesses entitled to a Letter of Notification by Mr. Buckner's agent, Angela Benson?
7. There have been no signs posted on the proposed development site to date advising people in the neighborhood of Coors/Sevilla/Costa Almeria that this Rain Tunnel car wash has been proposed for



development at this site. Additionally, the Public Hearing has been scheduled for April 14th, but no sign posted to date.

\*\*\* I request that signs at all 4 directions (north, south, east and west sided) be posted ASAP. All signs should be large, clear and legible and withstand the occasional wind storm.\*\*\*

Please include these comments in the EPC Staff Report Analysis.

Thank you.

Mary Kaye Gallagher  
505-503-6659

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From: [charveyunm@gmail.com](mailto:charveyunm@gmail.com)  
Date: Fri, 25 Mar 2016 11:34:00 -0600  
Subject: Re: City of Albuquerque's Traffic Impact Study Thresholds...  
To: [jbgurule@cabq.gov](mailto:jbgurule@cabq.gov)  
CC: [mkg2404@hotmail.com](mailto:mkg2404@hotmail.com); [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)

Thank you for the information Mr. Gurule,  
I do notice that there is an exception at the bottom for a "self service" car wash but this development is for a full service car wash, plus the addition of a retail space. It would seem that with the combination of a retail space plus full service car wash, it would qualify for a study.  
Thanks,  
Charles Harvey

On Fri, Mar 25, 2016 at 11:26 AM, Gurule, John B. <[jbgurule@cabq.gov](mailto:jbgurule@cabq.gov)> wrote:  
Ms. Gallagher – this document contains the CoA's Traffic Impact Study Thresholds. Because a "Car Wash" is not on the list, a Trip Generation Manual was used to find typical traffic counts for a "Car Wash" establishment. The CoA's criteria is that the new businesses would not generate an additional 100 vehicle trips during the AM or PM peak hours. Considering the fact that there are 2 new proposed, the combined trips generated cannot exceed 100. Based on the information available, and Nationally accepted documents (Trip Generation Manual), my engineering judgment did not see the 100 additional trips being met, nor exceeded.

Thank you,

John B. Gurulé, PE  
Senior Traffic Engineer  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW – 1<sup>st</sup> Floor  
Albuquerque, NM 87102  
O: 505.924-3630



F: 505.924.3339  
[jbgurule@cabq.gov](mailto:jbgurule@cabq.gov)



## Quevedo, Vicente M.

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**From:** Leila Eerikainen <leilaee@gmail.com>  
**Sent:** Sunday, March 27, 2016 9:43 AM  
**To:** Romero, Elaine T.; antonio@moejustice.com; Quevedo, Vicente M.; Gurule, John B.; sander.rue@nmlegis.gov  
**Subject:** EPC Project 1004675 PROTEST  
**Attachments:** Draft Ltr - K. Sanchez.docx

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Pete Padilla  
5028 Ojos Azul Ct. NW  
ALBUQUERQUE, NM 87120  
phone: 505-9773223  
[pete.padilla84@gmail.com](mailto:pete.padilla84@gmail.com)



Date : March 23<sup>rd</sup>, 2016

Name: Peter Padilla

Address: 5028 Ojos Azul ct NW

City, State, zip : Albuquerque, NM. 87120

The Honorable Ken Sanchez

Albuquerque City Council, District 1

Subject: proposed Rain Tunnel Car Wash @ Coors and Seville NW corner

Dear Councilman Sanchez:

I am writing to ask for your support **not to allow** the proposed construction of a Rain Tunnel Car Wash at the Northwest corner of Coors and Seville.

The proposed site has many significant concerns that will directly affect property values, traffic patterns, safety, noise and quality of life for my immediate Vista de la Luz neighborhood which lies directly west of the project.

The project entrance will have to use Coors/Seville west entrance which is the same for entering and exiting our neighborhood. This entrance/exit is the only access and exit point for over 140 homeowners and we believe with the added traffic necessary to make a profitable company it is anticipated over 200 cars/day will need to be served. In addition there is a proposal to also include an emission center and small retail space, both of which will increase problems with traffic and safety. Presently, there are a multitude of traffic pattern issues and safety concerns, and with the addition of increased traffic will undoubtedly increase issues.

I feel this proposal for this location does not make good sense for the above reasons and are asking for your intervention on our behalf to help identify another more suitable location for this business.

Sincerely, Pete Padilla

pete.padilla84@gmail.com

505 977-3223



**Quevedo, Vicente M.**

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**From:** bentafoyapi@aol.com  
**Sent:** Sunday, March 27, 2016 5:43 PM  
**To:** Quevedo, Vicente M.  
**Cc:** Sanchez, Ken; Romero, Elaine T.; Gurule, John B.  
**Subject:** Project 1004675, "Site Development Plan for Building Permit on the Corner of Coors Blvd NW and Sevilla Ave NW."  
**Attachments:** Car Wash Ltr.pdf

Please see attached...



March 27, 2016

Vincent Quevado  
Urban Design & Development Planner  
City of Albuquerque, Planning Department  
Plaza Del Sol Building  
600 2nd St. 3rd Floor  
Albuquerque, NM 87102

RE: Project 1004675

Dear Mr. Quevado:

We are writing to express our concerns and opposition to the proposed "Site Development Plan for Building Permit on the Corner of Coors Blvd NW and Sevilla Ave NW." We are residents in the Vista De La Luz neighborhood who live on the west bluff approximately 25 yards from the site of the proposed Rain Tunnel Car Wash. We will have a direct view into the car wash tunnel. It is not only the view that is at issue, we will hear the drone of the idling cars and the numbing noises of all the car wash machinery. We ask for your support in stopping this development. We have reviewed the design plans and attended the facilitated meeting. This has convinced us that this business will severely impact our lives in many unacceptable ways. We are concerned with our *Quality of Life*.

Most critically important of all are the **Traffic Flow Problems** - The owner anticipates 300 vehicles per day seeking his business' services. Sevilla is the only entrance and exit for all the current businesses (located to the south: Jinga Restaurant, Boxing Gym, Hair Salon, etc.) and the 137 homes in our subdivision. There is another neighborhood to our north (La Luz del Sol) and another neighborhood to our northwest (Las Ventanas Homes). All of these homeowners (approximately 70 homes) use the intersection of Sevilla and Coors for entering and exiting their neighborhoods. La Luz del Sol and Las Ventanas Homes have access to Coors via another exit but there is no traffic signal there, so they use the Coors/Sevilla intersection. There is one more neighborhood (Andalucia) which has approximately 150 homes and they too are only able to access their homes via the Coors/Sevilla intersection.

Three hundred additional vehicles (per day) funneled to Sevilla will create clogged streets for residents trying to access their homes. Specifically as planned it will create a bottleneck at the car wash entrance which, in turn, will back traffic up onto Coors. How will safety vehicles (fire, police, ambulances, etc.) make it through this morass in order to help someone who may only have a few minutes left? The people who use this intersection during peak rush hours say it is currently very difficult to turn onto and out of Sevilla because of the traffic and traffic light configuration. There have been many accidents at the intersection of Coors and Sevilla including fatalities, which will only increase with a business that has cars as its focus.

We feel the increased traffic load will affect our communities' safety, quality of life, and create an adverse environmental impact in all the ways delineated below.



**Air Quality** - exhaust from idling cars waiting to be washed and the planned emission center. Some of our neighbors suffer from respiratory illnesses and will be severely impacted with additional fumes from cars and the various chemicals that will be used in this car wash.

**Noise Pollution** - from the actual washing, vacuuming, blowers, other machinery and horn honking which is in addition to the north and south bound traffic on Coors already in existence. In addition, the jazz music planned throughout the site, will only add another layer of noise.

**Hazardous Materials** - the addition of a lube service indicates oil changes, tire repairs, and small engine repairs. We are concerned with how the used oils and fluids will be stored and eventually disposed of.

**Neighborhood Peace and Quiet** - we understand that this business will open as early as 8:00am.

**Water Issues** - currently we experience water pressure issues at peak usage times. The car wash will only exacerbate these problems.

**Night Skies** - the large monument sign, light posts and security lights will flood our immediate area making it virtually impossible to enjoy star gazing.

**Property values** - one of the reasons we built our home where we did was for the view. When we purchased this lot, we were told that a bank was going to be built in the area where now the car wash is planned. We believe our property values will be adversely affected by having a disruptive business within eye sight and ear shot. The current Rain Tunnel car wash businesses have a circus-like atmosphere with all the colored banners and flags.

**Wrong type of business for this area** - it appears that this car was is much larger than the Rain Tunnel Car Washes currently located on Rio Grande Blvd and Lomas Blvd, respectively. The owner kept asking us to visit the new Rain Tunnel Car Spa on 10705 Central NE. Well this new car wash is surrounded on all sides by businesses, not residences. This is the best argument for not having such an immense and disruptive business in a residential area.

The nature of the work (washing and waxing cars) is categorized as low skilled, low paid employment. This naturally attracts employees with questionable backgrounds. We have children in the neighborhood who will be subjected to finding somewhere safer to play and wait for the school bus and ride their bikes.

The recent facilitated meeting gave us the impression that this development has been approved and is final. The owner, Mr. Buckner stated that he wanted to be a good neighbor and that he had done his "due diligence" in making sure he covered all requirements to build his business, such as lighting, soil impact studies, etc.



March 27, 2016

We are hear to say he never did his due diligence with respect to identifying how many lives he would impact with his traffic-based business. His is a business geared to generate the most traffic on weekends and holidays when most residents are hoping to relax and enjoy their homes and patios.

In addition, Mr. Buckner says, "The goal is to create a quality car wash experience with elegant, cool comfort. A place where customers don't want to leave quickly." Wanting cars and their owners to remain in the area for longer than needed will exacerbate the whole traffic, noise, and unsightly-ness issues.

Please understand that we are not opposed to businesses, however something more in keeping with our quality of life, like a bank or another less impactful, lower profile, business would be more appropriate for this particular intersection.

In closing we ask again that you support us and the rest of our neighborhoods and stop this development.

Sincerely,

/s/ *BENJAMIN V. TAFOYA*  
Benjamin V. Tafoya  
Vista de la Luz Community  
5040 Ojos Azul Ct. NW  
Albuquerque, NM 87120  
(505) 610-4483

/s/ *YVETTE TAFOYA*  
Yvette Tafoya

cc: City Councilor Ken Sanchez  
Elaine Romero  
Mr. Gurule



## Quevedo, Vicente M.

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**From:** Nick Hubbard <nhubbs50@gmail.com>  
**Sent:** Sunday, March 27, 2016 9:16 PM  
**To:** Quevedo, Vicente M.  
**Subject:** Proposed Car Wash Coors/Sevilla

Dear Mr. Quevedo,

I feel there has been no thought given to the safety hazard the commercial construction of a car wash would pose to our community. The intersection at Coors Rd. and Sevilla Ave. already experiences heavy traffic volume as it serves over 137 residences in the Vista Del La Luz subdivision, De La Luz gated community, and an existing strip mall. Sevilla Ave. is the **only** street accessing Coors Rd and serves as the only outlet and thoroughfare for the community and strip mall. Traffic accidents regularly occur at the intersection at Sevilla and Coors as it is, including a recent fatality. The current traffic congestion and unavailable parking for Jinja Bar and Grill, UFC Fighting Gym and other shops has resulted in parking restrictions already being made on Costa Almeria due to emergency vehicles not being able to get in and out of the area. Since the **current** shops do not have enough available parking spaces, the overflow goes to the streets. Add 200+ cars per day going through the car wash, and the hazardous traffic situation will be worsened exponentially. This car wash proposal is not beneficial to this area, as car wash facilities are available nearby, and more commercial traffic is clearly unsafe for the community. I am requesting the party involved find a more suitable location for this business.

Sincerely,

Patricia Whetstone (Homeowner)  
5032 Ojos Azul Ct. NW  
Albuquerque, NM 87120  
Phone: (505) 710-6110

Nicholas Hubbard & Philana Kiely(Tenants)

5032 Ojos Azul Ct NW  
Albuquerque, NM 87120  
(505) 417-7653



## Quevedo, Vicente M.

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**From:** Joseph Sanchez <JPSanchez@salud.unm.edu>  
**Sent:** Monday, March 28, 2016 8:00 AM  
**To:** Quevedo, Vicente M.  
**Cc:** 'mkg2404@hotmail.com'  
**Subject:** Vista de la Luz Homeowner (carwash opposition letter)  
**Attachments:** J Sanchez Letter of Opposition.pdf

Hello Vicente:

I have attached my letter in opposition to the proposed carwash in my neighborhood. Please let me know how I can further support this opposition effort.

Thank you,  
Joseph

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Joseph P. Sánchez, PhD, MBA  
Program Operations Director  
University of New Mexico College of Nursing  
505-272-8315 (office)  
505-350-5940 (mobile)  
<http://nursing.unm.edu>





March 27, 2016

Joseph P. Sánchez, PhD  
5500 Costa Verde RD NW  
Albuquerque, NM 87120

The Honorable Ken Sanchez  
Albuquerque City Council, District 1

Subject: proposed Rain Tunnel Car Wash @ Coors and Seville NW corner

Dear Councilman Sanchez:

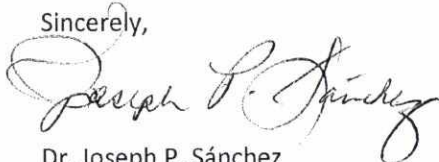
I am writing to ask for your support **not to allow** the proposed construction of a Rain Tunnel Car Wash at the Northwest corner of Coors and Seville.

The proposed site has many significant concerns that will directly affect property values, traffic patterns, safety, noise and quality of life for my immediate Vista de la Luz neighborhood which lies directly west of the project.

The project entrance will have to use Coors/Seville west entrance which is the same for entering and exiting our neighborhood. This entrance/exit is the only access and exit point for over 140 homeowners and we believe with the added traffic necessary to make a profitable company it is anticipated over 200 cars/day will need to be served. In addition there is a proposal to also include an emission center and small retail space, both of which will increase problems with traffic and safety. Presently, there are a multitude of traffic pattern issues and safety concerns, and with the addition of increased traffic will undoubtedly increase issues. A rain tunnel business being added to this proposed corner of Coors/Seville will dramatically affect the existing businesses that already exist in that area. The spillover traffic will effects those business and will directly affect the neighborhood with spillover traffic occupying our side streets as parking. I strongly urge you **not to allow** this proposal to move forward. I am not opposed to businesses in the area. I would support small businesses to occupy that property permitting for less volume of automobiles.

I feel this proposal for this location does not make good sense for the above reasons and are asking for your intervention on our behalf to help identify another more suitable location for this business.

Sincerely,



Dr. Joseph P. Sánchez  
(505) 350-5940  
Email: [jpsanchez@salud.unm.edu](mailto:jpsanchez@salud.unm.edu)



## Quevedo, Vicente M.

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**From:** Mary K. Gallagher <mkg2404@hotmail.com>  
**Sent:** Monday, March 28, 2016 8:06 AM  
**To:** Quevedo, Vicente M.  
**Subject:** Canyon Gate

Good Morning Mr. Quevedo:

I just copied you on an email to Scott Harbaugh and Dorann Cooper. They are the Canyon Gate managers for the Vista de La Luz Homeowner's Association where I live.

There seems to have been misinformation passed by Scott and Dorann as to where the Comments/Letters with regard to the Rain Tunnel car wash were to be sent.

Mr. Harbaugh evidently didn't fill out the necessary paperwork with the city informing them that he was the homeowner's association contact for Vista de La Luz. He has since filled it out as of last week.

I just wanted you to be aware of this situation. Thank you.

Mary Kaye Gallagher



## Quevedo, Vicente M.

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**From:** Bill Emmerich <bill\_emmerich@hotmail.com>  
**Sent:** Monday, March 28, 2016 1:25 PM  
**To:** Quevedo, Vicente M.  
**Cc:** SCOTT HARBAUGH  
**Subject:** Rain Tunnel Car Wash EPC 1004675

Mr. Vicente M. Quevedo MCRP  
Urban Design and Development Planner  
City of Albuquerque, Planning Department  
Plaza del Sol Building 600 2nd St NW Albuquerque, NM 87102 REF: EPC 1004675 Rain Tunnel Car Wash 5401  
Sevilla NW

Dear Mr. Quevedo:

I write you to convey my opposition to EPC 1004675 Rain Tunnel Car Wash on the NW corner of Coors and  
Sevilla N.W.

I am concerned about the above project. A car wash in a quiet neighborhood like Vista de la Luz is, I  
feel, totally out of place. The restrictions for the land proposed negate almost any automotive business use.  
Although those restrictions did not specifically mention a car wash I feel the intention was clear.

I have visited the existing Tunnel Car Spa location on NE Central and would hate to see a semi-industrial  
looking operation installed in our quiet neighborhood. Add to that the increased traffic in a very congested  
area and I think we would end up with an eyesore with serious traffic concerns.

When I purchased my property from the developer over four years ago I was told the property in in question  
was zoned with the intention of having a bank or other office type uses. I hope the omission of the words  
"car wash" will not allow a use never intended for this property.

I and my neighbors hope this usage will not be allowed.

Sincerely;

Bill and Margo Emmerich  
4939 Costa Uasca Dr. NW  
Abbuquerque NM 87120  
505-890-4255  
[bill\\_emmerich@hotmail.com](mailto:bill_emmerich@hotmail.com)



## Quevedo, Vicente M.

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**From:** Mary K. Gallagher <mkg2404@hotmail.com>  
**Sent:** Tuesday, March 29, 2016 8:24 AM  
**To:** Gurule, John B.  
**Cc:** Dana Stewart; Anthony Brian Gallegos; Anthony Gallegos; pete.padilla84@gmail.com; bill\_emmerich@hotmail.com; Leila Eerikainen; Quevedo, Vicente M.; antonio@moejustice.com  
**Subject:** RE: 311 Request for Traffic Impact Study...  
**Importance:** High

Mr. Gurule:

We spoke last week after I had contacted Vicente Quevedo of EPC regarding the proposed Rain Tunnel Car Wash for the site at 5401 Sevilla NW. Mr. Quevedo informed me that it was you who had signed off on the TIS for this site. My call to 311 for information on this site was just prior to my telephone conversation with you.

I do hope that you have had the opportunity to review the Application Packet that was submitted by Angela Benson, agent for Alaric "Buck" Buckner, owner of Rain Tunnel car wash.

In that packet is described not only a **full service** Car Wash building and Retail building, but an emissions facility and oil/change lube facility as well. Somehow the map that you received for review doesn't capture those details.

Yes, I am aware that it was you who signed off on the Traffic Impact Study on 2/18/16.

My questions to you are these:

**Who would have put down a vehicle counter on Costa Almeria north of Sevilla? Would that have been Mr. Buckner? Or, was it the city?**

Mary Kaye Gallagher

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From: [jbgurule@cabq.gov](mailto:jbgurule@cabq.gov)  
To: [mkg2404@hotmail.com](mailto:mkg2404@hotmail.com)  
Subject: 311 Request for Traffic Impact Study...  
Date: Mon, 28 Mar 2016 18:48:10 +0000

Good afternoon Ms. Gallagher! I was recently assigned the 311 request for any traffic impact studies done within the Sevilla Ave NW & Costa Almeria Dr NW area. What time frame are you looking at? Also, none may exist.



I recently started working here and in that time none have come through. I will check our database.

John B. Gurulé, PE  
Senior Traffic Engineer  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW – 1<sup>st</sup> Floor  
Albuquerque, NM 87102  
O: 505.924-3630  
F: 505.924.3339  
[jbgurule@cabq.gov](mailto:jbgurule@cabq.gov)



## Quevedo, Vicente M.

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**From:** Mike G <mgonzales.mike@gmail.com>  
**Sent:** Tuesday, March 29, 2016 4:58 PM  
**To:** Dana Stewart; to: Mary K. Gallagher; pete.padilla84@gmail.com; bentafoyapi@aol.com; bill\_emmerich@hotmail.com; nhubbs50@gmail.com; leilaee@gmail.com; Scott Harbaugh  
**Cc:** Quevedo, Vicente M.; Anthony Brian Gallegos; Gurule, John B.; charveyunm@gmail.com  
**Subject:** Car Wash Traffic Analysis Comparison Study  
**Attachments:** DesertExpressCarWashpdf.pdf

La Quinta California, a city much smaller than Albuquerque had a similar problem with an automated car wash being built in their community on a vacant lot. The traffic engineer in La Quinta did a superb job of presenting a true traffic analysis of the volume of traffic the car wash would generate. It appears that the senior Albuquerque traffic engineer in our case sought the simplest route out of having to do his job and made it easy on himself by just signing off on the "Rain Tunnel" car wash. When you see the attached La Quinta traffic analysis report and the detail of investigation that goes into such a report, you'll immediately see why our senior traffic engineer didn't want to get involved in doing his job. Its an intense undertaking and now I fully understand why he took the easy route and just signed off saying it wasn't necessary. It is plain laziness and a disservice to the taxpayer. This is the problem in city government, let's take the easy route, lets just pass a project through, no one will care, right?

I am asking you take a few minutes and compare the traffic report in La Quinta, California with our cities response and judge for yourself. I'm positive our senior traffic engineer will never go through this correct process because ladies and gentleman, it's too much work.

Please see attachment. Section 10.1 (Findings) is informative.

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*"The true soldier fights not because he hates what is in  
front of him, but because he loves what is behind him."*

*G. K. Chesterton*



**Quevedo, Vicente M.**

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**From:** marthur107@comcast.net  
**Sent:** Wednesday, March 30, 2016 7:19 PM  
**To:** Quevedo, Vicente M.  
**Cc:** Arthur, Edward; O'Neill, Matt; Woods, J; alys.wilmot@gmail.com; jim ml; Suzanne Kranc; loren r leys  
**Subject:** La Luz Del Sol input to Proposed Site Development Plan (Project#1004675) for a Rain Tunnel Car Wash  
**Attachments:** LLDSletterProject #1004675.docx

Mr. Vicente Quevedo  
Planning Department  
City of Albuquerque

Dear Mr. Quevedo:

Attached is a letter from the La Luz Del Sol Landowners Association objecting to the proposed car wash at the corner of Coors and Sevilla NW. I will also send you and Peter Nichols Chair EPC a copy of this letter by mail.

If you have questions please e mail me or call me at (505)792-9301.

Thank you  
Edward D. Arthur  
Board Member, La Luz Del Sol Neighborhood Association





March 30, 2016

To: Albuquerque City Planning Department, attention Vicente Quevedo or Peter Nichols, Chair, EPC

From: La Luz Del Sol Land Owners Association Board of Directors

Subject: Proposed Site Development Plan (Project #1004675) for a Rain Tunnel Car Wash at the corner of Coors Blvd NW and Sevilla Ave. NW

The Board of Directors of the La Luz del Sol Landowners Association asks that the City of Albuquerque not approve a request (Project #1004675) to allow the construction of a car wash at the corner of Coors Blvd NW and Sevilla Ave. NW. Our opposition to this project stems from several negative impacts on residents of the La Luz Del Sol subdivision that borders the north boundary of the proposed car wash. Our concerns include the following:

- 1) **Traffic congestion negatively impacting the ability to use the LLDS entrance/exit on Costa Almeria Drive NW** – Up to 300 cars per day could exit (turning left) the carwash onto Costa Almeria Drive, exacerbating a traffic flow problem already present in the Vista La Luz subdivision. (Note: The traffic flow problem in the Vista de la Luz subdivision stems from one entrance/exit serving 190 homes, the timing associated with the stop light at Sevilla and Coors (Coors actually is a state road (NM 45) outside the direct control of the City, and a median in Sevilla requiring U-turns for vehicles).
- 2) **Noise pollution emanating from the carwash operation** - According to a Purdue University study, the noise emanating at 20 feet from a carwash is approximately 89 dB, a value that could be annoying to LLDS residents living on Wind Avenue. Additional noise pollution will also originate from car vacuuming occurring at the exit of the car wash tunnel.
- 3) **Erosion affecting the south side of Wind Avenue in LLDS** - The north border of the proposed car wash has a severe slope susceptible to erosion that will need a retaining wall or similar.
- 4) **Emissions coming from cars lined up to enter or exit the car wash** – A projected traffic flow of up to 300 cars/day could create harmful emissions impacting LLDS residences near Wind Road.
- 5) **Lack of architectural consistency with nearby residences and commercial structures** - Drawings of the carwash are not consistent with the site plan approved for the Vista La Luz subdivision.



**6) Significant ambiguity as whether the Vista La Luz Site plan would allow a car wash.** The site plan disallows automobile repairing, including "body work, gasoline, oil, LPG including outside sales, etc.". We believe the intent of these exclusions were to prevent the establishment of any auto services business.

These concerns form the basis for the La Luz del Sol Landowners Association objections to the proposed car wash and for our request that the City not approve the project.

Thank you for the opportunity to provide input.

A handwritten signature in black ink, appearing to read "John Fritzsche", with a stylized, flowing script.

John Fritzsche  
President, Board of Directors, La Luz del Sol Landowners Association



## Quevedo, Vicente M.

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**From:** Suzanne Fetsco <suzfetsco@gmail.com>  
**Sent:** Thursday, March 31, 2016 9:28 AM  
**To:** Quevedo, Vicente M.  
**Cc:** Sanchez, Ken; Wallace Ford  
**Subject:** Project 1004675, auto wash, 5401 Sevilla

Dear Sirs,

This E-mail is to voice my intense opposition to the project I have cited. I attended a meeting of La Luz del Sol residents where Mr. Buckner answered questions but did NOT allay our concerns. Those concerns are TRAFFIC (to mean both congestion and danger), NOISE, which is to be constant 10+ hours a day/seven days a week and POLLUTION from idling autos in the facility as well as those awaiting entry.

The proposed auto wash is NOT an appropriate business for the site, and I am surprised that such a business is not on the excluded list along with oil/lube stations and auto repair facilities.

The two streets impacted (Sevilla and Costa Almeria) are "quasi" residential, meaning that both are short, and are the access points to both La Luz del Sol and Vista de la Luz. Sevilla is also the only access point to reach the commercial establishments to the south. The intersection where these two join has current sight issues that cause the driver with the right of way to stop as well. If anyone driving east on Sevilla wants to enter the wash, they will be doing a U-turn at the end of the island meaning they are turning over a cross walk and possibly into traffic going south on Coors. This will be complicated by a potential line of cars lined up on Sevilla to enter the wash.

We all know that noise rises, and there are homes in Vista de la Luz that will sit within 25' (or so) of the exit onto Costa Almeria, and ABOVE the building site. The same for the end units on the south side of La Luz del Sol.

With the current traffic load on Coors, I'm sure our exhaust levels are high. Idling cars will be adding to our exposure to toxins, and much closer to our homes than Coors. With the right breezes these fumes will blow right into our homes in both communities.

We recognize that the site is challenging. When Mr. Buckner was asked that because of the challenges, wouldn't another location on Coors AWAY from homes be more appropriate. He responded that another site would be too expensive. I do respect Mr. Buckner as a local businessman, but ask that he temper the mission of his business with the concerns of the community.

I plan on attending the Commission hearing, now I understand set for April 8, and will speak if given the opportunity. Quality of life matters. Please don't negate ours.

Suzanne Fetsco  
23 Wind Road  
Albuquerque 87120



## Quevedo, Vicente M.

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**From:** Gail and Mike Stephens <gmsteph2512@outlook.com>  
**Sent:** Thursday, March 31, 2016 8:11 PM  
**To:** Quevedo, Vicente M.  
**Subject:** Proposed car wash at Coors and Sevilla.

Mr. Quevedo,

We have been residents of Albuquerque for only three months but already we love this city with its charm and amenities. Our house is in the Andalucia development at Coors and Sevilla in the midst of a beautiful, largely residential area. Would we like more amenities like restaurants and small stores? Absolutely, but we neither want nor need the car wash currently proposed for the northwest corner of Coors and Sevilla.

This is a residential area with only a few small businesses. The noise of a car wash would disturb our neighborhood and who would it serve – us? No, it would serve as an off/on service for people driving on Coors. This car wash is the kind of business that belongs in a retail area not in a residential neighborhood. Approval of this proposal tells tax-paying residents that their city government values business anywhere and everywhere over attractive and quiet neighborhoods for its residents. Please ensure that the proposal to build a car wash at Coors and Sevilla is disapproved.

Thank you,

Gail M. Stephens



**Quevedo, Vicente M.**

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**From:** p <paulinepino2010@gmail.com>  
**Sent:** Friday, April 01, 2016 7:59 AM  
**To:** Quevedo, Vicente M.  
**Subject:** Proposed Rain Tunnel Car Wash (Project #1004675)-Coors/Sevilla  
**Attachments:** Facilitated Meeting Report for Project #1004675.html; Rain Tunnel Quevedo Ltr.docx

Dear Mr. Quevedo,

Please accept the attached letter as my protest to the proposed Rain Tunnel Car Wash at the corner of Coors & Sevilla. Also, I've attached the City of Albuquerque, Land Use Facilitation Program, Project Meeting Report, dated March 21, 2016, if you have not already seen it.

Thank you for your consideration in this matter.

Sincerely,

Lillian Pauline Pino  
5504 Costa Garraf Rd NW  
Albuquerque, NM 87120  
(505) 235-0292



April 1, 2016

Vincente Quevedo  
Planning Department  
City of Albuquerque

**Subject: Proposed Rain Tunnel Car Wash @ Coors and Sevilla, NW corner**

Dear Mr. Quevedo,

I am writing to ask for your support **not to allow** the proposed construction of a Rain Tunnel Car Wash at the Northwest corner of Coors and Sevilla. A project like this should be in a comparable commercial area, not a residential area.

The proposed site has many significant concerns that will directly affect property values, traffic patterns, safety, noise and quality of life for my immediate Vista de la Luz neighborhood which lies directly west of the project.

One of my main concerns is the safety issues this would cause regarding emergency vehicle access. The roads in the neighborhood seem to only accommodate residential needs. The roads are narrow and curvy, making it difficult for larger vehicles to get around. With the additional traffic this business would bring and with a single entrance/exit to the neighborhood, emergency vehicles would have a more difficult time accessing the community and attending to our emergency needs.

The project entrance will have to use Coors/Sevilla west entrance which is the same for entering and exiting our neighborhood. This entrance/exit is the only access and exit point for over 140 homeowners and we believe with the added traffic necessary to make a profitable company it is anticipated over **300** cars/day will be served, according to the owner, Mr. Buckner. In addition there is a proposal to also include an emission center and small retail space, both of which will increase problems with traffic and safety. Presently, there are a multitude of traffic pattern issues and safety concerns, and with the addition of increased traffic will undoubtedly increase issues.

I feel the proposal for this location does not make good sense for these reasons and I am asking for your intervention on our behalf and possibly help identify another more suitable location, primarily commercial area, for this business. I would also like to ask that a traffic study be completed to ensure that the project will not adversely affect our neighborhood.

Thank you for your consideration.



Sincerely,

Lillian Pauline Pino  
5504 Costa Garraf Rd NW  
Albuquerque, NM 87120  
(505) 235-0292  
paulinepino2010@gmail.com



## Quevedo, Vicente M.

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**From:** Ivy Love <ivylovexx@gmail.com>  
**Sent:** Tuesday, April 05, 2016 9:26 AM  
**To:** drstewartrn@msn.com; balloonprinzess@comcast.net; Madelynsalazar55@gmail.com; mkg2404@hotmail.com; pete.padilla84@gmail.com; antonio@moejustice.com; Rick Nathanson; Quevedo, Vicente M.; Romero, Elaine T.; Gurule, John B.; sharbaugh@cgres.com; nhubbs50@gmail.com  
**Subject:** Fwd: contact list for carwash protest  
**Attachments:** Ivy's ltr.pdf

Attached is my Letter regarding the purposed carwash. at Vista de La luz intersection. I have a signed copy if available as needed

Thank You,

Ivy Tafoya



April 5, 2016

Vincent Quevado  
Urban Design & Development Planner  
City of Albuquerque, Planning Department  
Plaza Del Sol Building  
600 2nd St. 3rd Floor  
Albuquerque, NM 87102

RE: Project 1004675

Dear Mr. Quevado:

My name is Ivy Tafoya and I live at 5515 Costa Verde Rd NW, Albuquerque, NM, 87120. I am voicing my opposition to the development of the Rain Tunnel car wash planned for the intersection of Sevilla and Coors. I am appealing to your good judgement and sense of fairness before making this life-altering decision for hundreds of us living in the communities that will be affected by this business.

All the families in the surrounding communities will struggle with the additional traffic generated by a business that is geared to bringing large numbers of vehicles (300/day) to this already congested intersection. In fact, the success of this car wash depends upon many, many, vehicles using their business every day.

I am also concerned that increased traffic will create issues for first responders to reach my home. I have various physical and emotional conditions and I rely upon first responders to reach me quickly, at any given time. Because I suffer severe allergy ailments, which necessitated a surgery of my sinuses, I am anxious about the air quality issues created by the exhaust of so many cars (300/day)

I spend a lot of time at the park (owned by the Vista de la Luz HOA) which is the only one we have within miles of my home. This park is located at the NW corner of the intersection where cars will be exiting the car wash. My nephew and I have enjoyed this park since I moved to the Vista de la Luz community several years ago. However, because of this proposed development we have doubts of continuing to visit the park. The park is located on a hill and I have observed children playing with balls and other toys that end up rolling downhill onto the street and into the intersection. The amount of cars expected to use the car wash on a daily basis will exacerbate the safety issues for those using the park.

With respect to safety, I am apprehensive about our personal safety also, because 300 cars per day increases the odds that you will get persons with questionable backgrounds who will have easier access to children and those of us using at the park.



April 5, 2016

This business is not needed in this area. We have several car washes within miles of our homes. Specifically there is a Mister Car Wash on Coors Blvd. 1.8 miles to the south of the Sevilla-Coors intersection.

Please help stop this development, because once this decision is made it will forever alter the quality of life for hundreds of people in all the communities near the Sevilla and Coors intersection; especially those of us in the Vista de la Luz HOA.

Sincerely,

IVY TAFOYA  
5515 Costa Verde Rd NW  
Albuquerque, NM 87120



## Quevedo, Vicente M.

---

**From:** Anthony Brian Gallegos <agalle02@unm.edu>  
**Sent:** Wednesday, April 06, 2016 10:06 AM  
**To:** Quevedo, Vicente M.  
**Cc:** Sanchez, Ken; Romero, Elaine T.; 'Anthony Gallegos'; Antonio Maestas  
**Subject:** Westside - Rain Tunnel Car Wash Proposal (Coors & Seville)

This communicate is to voice my deepest opposition to the proposed Rain Tunnel Car Wash at the corner of Coors and Seville. As a homeowner and HOA board member this proposed project has very high opposition and as brought up at a city public meeting in March at Taylor Ranch Community Center attended by over 50 residents (all opposing) the project for a slew of concerns and issues. We encourage you and ABQ Planning Commission to review this meetings findings and concerns many to list in the email.

We are not opposed to business development, however we believe this type of automotive business is not the best place for this project especially with the limited access and exit from our Vista de la Luz community which possesses approximately 140 homes, already several business parking issues, and another HOA to the north of our neighborhood who rely on Seville to access Coors sue to the safety concerns and very high risk of crossing Coors to go north. With project volume of vehicles to increase by 300 per day (owners estimates) and the current light signal time durations will be greatly affected from a safety standpoint with the increase of traffic.

We hope that our city officials will see that this type of business in not conducive for our surrounding community's quality of life, safety, property values, noise, traffic issues, etc., etc. it is imperative a full, fair and complete assessment be conducted to highlight these real concerns and impacts. Please confirm receipt of this email.

Thank you,

*Anthony B. Gallegos, MPA*  
Operations Manager  
UNM Enrollment Management  
Student Support & Services Center  
Communication Center & SSSC One Stop Center  
1155 University Blvd, SE  
Albuquerque, NM 87131  
(505) 925-6959 (no voice)  
(505) 277-8900 option 1



## Quevedo, Vicente M.

---

**From:** James Knoll <jpatknoll@gmail.com>  
**Sent:** Wednesday, April 06, 2016 12:28 PM  
**To:** Quevedo, Vicente M.  
**Cc:** pete.padilla84@gmail.com; Dana Stewart; bentafoyapi@aol.com; Mary K. Gallagher; melinda1284@gmail.com; fran\_g83@yahoo.com; Scott Harbaugh; Bill Emmerich; eloyda@comcast.net; Davisbelen@aol.com; asheoard@gmail.com; anthony.gallegos.nm@live.com  
**Subject:** Rain Tunnel Project no. 1004675-5401 Sevilla Ave  
**Attachments:** letter 2016 04 06.doc

Mr. Quevedo,  
Please accept the attached letter as our expression of opposition to the proposed carwash at Sevilla and Coors.

Thank you,  
James P & Helen L Knoll



5015 Costa Uasca Drive NW  
Albuquerque, NM 87120

April 6, 2016

City of Albuquerque  
Vincente Quevedo

Project #: 1004675  
Property Description/Address: 5401 Sevilla Ave. NW

Mr. Quevedo,

As residents of Vista de la Luz we have attended meetings regarding the proposal to build a carwash at the corner of Sevilla Ave. and Coors Blvd. We are writing to express our **unconditional opposition** to this proposal and to repeat the concerns raised by our neighbors, all of whom **unconditionally oppose** this as well.

The notes of the meeting facilitated by Mr. David Gold on March 21<sup>st</sup> detail most of the reasons that there is no way to make this plan work. However some items mentioned in the meeting did not make it into his notes:

Future use/disposition of the property - While Mr. Buckner seems to be sensitive to the needs and concerns of his residential neighbors, he and his business are not assured perpetual life. While the current residents will not live here forever either, their successors will have similar needs and concerns to the current ones. Future management or ownership of the carwash may not share Mr. Buckner's accommodations to a residential neighborhood. Worse yet, if he sells or abandons the property, for any reason, the residents could be stuck with a decaying eyesore. While any business can be abandoned or sold, the physical plants would be more easily adapted to acceptable businesses in a residential setting.

Stop sign at Costa Almeria - This is currently a *two-way* stop. With the additional carwash traffic at that intersection a *four-way* stop is needed.

We want to repeat here the many compelling reasons this project should **not** go forward:

- A carwash is completely incompatible with our residential setting. It is not clear why carwashes were not excluded along with other auto-related businesses in the code: it looks like an oversight. The original plan for the sub-division mentions other types of commercial development: no carwashes.
- There is no way to ensure the safety of residents.
  - Increased traffic and congestion could cause life-threatening delays for emergency vehicles when a resident dials '911' as well as danger for people on bicycles near the intersection at Coors.
  - Vista de la Luz maintains a private park on the northwest corner of Costa Almeria and Sevilla Ave. which slopes downward toward the proposed site of the carwash. Children chase balls and toys into the street.
- Sevilla Avenue provides the *only* street access into and out of Vista de la Luz. Since this is *not* a self-serve facility a traffic study is required. Currently residents complain about the timing of traffic lights on Coors. We are advised that because this is a State highway, changes will be difficult to achieve and will have far-reaching impacts. With or without a study there is just no way to mitigate the traffic flow problems that will result (both on Sevilla and on Coors) when addin 300 cars per day.
- There is no way to eliminate the sound and air pollution a carwash generates. There may also be an impact on wildlife in the arroyo on the southern border of Vista de la Luz.
- There is no way to integrate the appearance, lighting and signage of a carwash into a residential neighborhood. The roof lines and sight lines are not compatible with the surrounding homes.
- Currently some residents have low water pressure. A carwash will only reduce the supply to other homes.
- Our property values will be reduced with a carwash on this corner



Mr. Buckner seems to be trying to fit his business into our neighborhood. Whether there is an error in the code that should exclude carwashes along with other auto businesses or if this was truly envisioned by the writers of the code, the reality is the carwash does not fit and cannot be made to fit our neighborhood.

Please deny this application.

Thank you,

James P & Helen L Knoll



**Quevedo, Vicente M.**

---

**From:** Dana Stewart <drstewartrn@msn.com>  
**Sent:** Wednesday, April 06, 2016 12:37 PM  
**To:** Quevedo, Vicente M.  
**Subject:** Rain Tunnel car wash 1004675  
**Attachments:** 20160406082941074.pdf; ATT00001.txt

Mr. Quevuedo,

As we discussed yesterday I am forwarding the scanned petitions to you to include with your report please let me know if you do not receive them or they don't come through clearly thank you again.

Dana Stewart.  
(505)280-9714

Sent from my iPhone



Emer. HOA mtg

Attendees

~~ME~~

4/5/16

jpatrick@arris.com

ashpartle@gmail.com

DAVIS BIELEN

Adi.com

drstewartn@msn.com

zeta.padilla84@gmail.com

Nelinda1284@gmail.com

ran\_g83@yahoo.com

mk2404@hotmail.com

rentfoxyapi@aol.com

Jim + Helen Knoll 5015 Costa Lasca Dr NW

Ashley + Travis Shepard 5527 Costa Garraf Rd NW \*

Gerald E. Davis 5536 Costan NW \*

BILL FANNERICH 4939 COSTA VABO NW

Lana Stewart 5036 Ojos Azul Ct NW \*

Leila Erickson 5023 OJOS AZUL. leilaee@gmail.com \*

Eloyda Gomez 5027 Ojos Azul Ct NW \*

Patricia Whetstone 5032 OJOS AZUL Ct NW

Peter Tadilla 5028 Ojos Azul Ct NW

Melinda + Jose Cordova 5516 Costa Verde NW \*

Francine L. Gonzales 5519 Costa Verde Rd NW

Michael Gonzales 5535 Costa Verde NW

Anthony B. Gallegos 5024 Ojos Azul Ct. NW

Charles Harvey 5524 Costa Garraf Rd NW \*

Alissa Harvey 5524 Costa Garraf Rd NW

Mary K. Gallagher 5509 Costa Garraf NW

Benjamin J. 5040 Ojos Azule

Eloyda @comcast.net



Google Maps

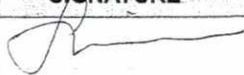


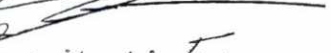
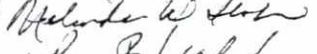
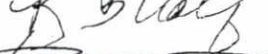

# ANDALUCIA NEIGHBORHOOD



Google Maps



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
Lawrence Miller	5105 Sevilla Ave NW	
Suba O Miller	5105 Sevilla Ave NW	
EDDIE CHAN	4628 ALMUDA DR NW	
LENA CHAN	4628 ALMUDA DR NW	
Melinda Itoh	5005 San Adan Ave NW	
Penny & Tom Wolf	5119 Sevilla Ave NW	
PETITE RUSHING	5135 SAN JORGE AV NW	



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
NANCY LOISEL	4640 MONTE FRIO DR NW	Nancy Loisel
Jolene Gomez	4712 Monte Frio Dr	Jolene Gomez
Eddie Birkett	4708 Marbella	Eddie Birkett
Jonathan McDaniel	4604 Markella Dr	Jonathan McDaniel
Candice Siebenthal	4600 Marbella DR	Candice Siebenthal
Patty Westefeld	4709 Mi Cordelia Dr	Patty Westefeld
Mike Westefeld	4709 Mi Cordelia Dr	Mike Westefeld
Jana Cruickshank	4801 Mi Cordelia Dr	Jana Cruickshank
Elizabeth Roberts	4704 Mi Cordelia Dr	Elizabeth Roberts
Robert G. Williams	5105 San Jorge NW	Robert G. Williams
Nicolette Panagopoulos	5111 San Jorge NW	Nicolette Panagopoulos
Jean Smith	5115 San Jorge NW	Jean Smith
Duncan Campbell	5127 San Jorge Av NW	Duncan Campbell



# PETITION

[illegible]



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
Marvin Pickett	4612 Almeria Dr. NW	Marvin Pickett
Kay Pickett	4612 Almeria Dr. NW	Kay Pickett
Kathleen Chabot	4608 Almeria Dr. NW	Kathleen Chabot
NORRELL ROSE	4608 Almeria Dr. NW	Norrell Rose
Susan Bachechi	4632 Almeria Dr. NW	Susan M. Bachechi
JEFFREY ALBRIGHT	4611 Almeria Dr. NW	Jeffrey Albright
SCOT W MOYE	4620 Almeria Dr. NW	Scott W. Moye
Lynley Moye	4620 Almeria Dr. NW	Lynley Moye
Orela So Esabel	4624 Almeria Dr. NW	Orela So Esabel
Jody Mostyn	4623 Almeria Dr. NW	Jody Mostyn
Bubara J. Tegmeier	4623 Almeria Dr. NW	B.J. Tegmeier



# PETITION

[illegible]



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
Lynn Werner	4608 Mi Cordelia	Lynn H. Werner
MARIE WERNER	4608 M. Cordelia	Marie Werner
Linda Hamlin	4604 Mi Cordelia Dr NW	Linda Hamlin
Joseph Hamlin	4604 Mi Cordelia Dr NW	Joseph Hamlin
Brianne Marc	4609 Mi Cordelia Dr NW	Brianne Marc
Renee Rodarte-Keeling	4616 Mi Cordelia Dr NW	Renee Rodarte-Keeling
Keith A Keeling	4616 Mi Cordelia Dr NW	Keith A Keeling
HOWARD J. ELSWORTH	4620 Mi Cordelia Dr NW	Howard J. Elsworth
Sam Gerstein	4636 Mi Cordelia Dr NW	Sam Gerstein
RONALD DACA	4622 MI CORDELIA AVE NW	Ronald Daca
Felix Franco	4605 Mi Cordelia NW	Felix Franco
Cindy McMillin	4601 Mi Cordelia NW	Cindy McMillin



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
Kathy Orell	5101 San Adan Ave NW	Kathy Orell
LINDA ASKING	5012 SAN ADAN	Linda Asking
DAVID HOLLIS	5001 SAN ADAN AVE NW	David M. Hollis
Elizabeth Hollis	5001 San Adan Ave.	Elizabeth Hollis
JOYCE L. RESZKA	4815 MI. CORDELIA NW	Joyce L. Reszka
LAWRENCE R. RESZKA	4815 MI. CORDELIA DR NW	Lawrence R. Reszka
Ken MacIntosh	4711 Mijas Dr. NW	Ken MacIntosh
Paul Stephens	4709 Mijas Dr NW	Paul Stephens
John Stephens	4709 Mijas Dr NW	John Stephens
Paul Stephens	4709 Mijas Dr NW	Paul Stephens
Steve LARA	4635 Mijas NW	Steve LARA
Janice LARA	4635 Mijas Dr NW	Janice LARA
Cynthia Warner	4631 Mijas Dr NW	Cynthia Warner
Bobby Warren	4631 " "	Bobby Warren
Kenny Bird	4701 mi Cordelia Dr	Kenny Bird
	4705 Mi Cordelia	
Ketan Patel	4700 mi. Cordelia Dr NW	Ketan Patel
Dennis BARNARD	4716 Mi Cordelia Dr	Dennis BARNARD
Cedric Snay	5108 San Adan Ave NW	Cedric Snay
Fred Snay	5108 San Adan Ave NW	Fred Snay
Wayne Hasegawa	5109 San Adan Avenue	Wayne Hasegawa
PAT Orell	5127 San Adan Ave NW	PAT Orell
Laura Bartolucci	4615 Mijas Dr. NW	Laura Bartolucci
Jamie Glasgow	4608 Monte Frio Drive NW	Jamie Glasgow
FITZ GLASGOW	4608 Montefrio Dr NW	FITZ GLASGOW
Mark Gradmann	4616 Monte Frio Dr NW	Mark Gradmann
KEN LORD	4624 MONTFRIO DR NW	KEN LORD
Mrs & Mr. Gilbert	3646 Montefrio Dr NW	Mrs & Mr. Gilbert



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
A. PRINZ	4611 Mijas Dr NW	A. Prinz
Volanda KAHN	4612 Mi. CORDELIADRNW	Volanda Kahn
BARBY KAHN	4612 Mi. CORDELIADRNW	Barby Kahn
PENNY POHL	4604 Mijas Dr. NW	Penny Pohl
Marion Shalton	4600 Mijas Dr. N.W.	Marion Shalton
<del>Marion Shalton</del>	4600 Mijas Dr. N.W.	<del>Marion Shalton</del>
<del>Nate Heitzig</del>	4605 Mijas Dr. NW	<del>Nate Heitzig</del>
Leroy James	5309 Sacate Ave. NW	Leroy James
LINDA J BETTENC	5312 SACATE AVE NW	Linda J Bettenc
MAURO BETTENC	5312 SACATE AVE NW	Mauro Bettenc
Martine Baca	5315 SACATE AVE NW	Martine Baca
Arthur RETBERG	5319 SACATE AVE NW	Arthur Retberg
Debi Shumpff	5314 Sacate Ave NW	Debi Shumpff
NE Jalam	5316 Sacate Ave NW	NE Jalam
Naomi's Gonzales	5320 Sacate Ave NW	Naomi's Gonzales
Ryan Shochan	4627 Mijas Dr NW 87120	Ryan Shochan
Richard Sisneros	4705 Mijas Dr NW 87120	Richard Sisneros
Janet L. Sisneros	4705 Mijas Dr. NW 87120	Janet L. Sisneros
Mary Ellen Shettlesworth	4701 Mijas Dr NW 87120	Mary Ellen Shettlesworth
Ronald J. Shettlesworth	4701 Mijas Dr. NW 87120	Ronald J. Shettlesworth
LORREN A. OLGIN	4620 MONTE FRIO NW 87120	Lorren A. Olgin
SHARON A. OLGIN	4620 MONTE FRIO NW 87120	Sharon A. Olgin
LAWRENCE HORTON	4808 Tres Gracias NW 87120	Lawrence Horton
JOHN MARTINEZ	4808 Tres Gracias NW 87120	John Martinez
JUDY SKELLEY	5101 SEVILLA AVE NW 87120	Judy Skelley
BILL SKELLEY	5101 SEVILLA AVE NW 87120	Bill Skelley
KATHY SALGADO	5011 San Adan 87120	Kathy Salgado
Arthur Salgado	5011 San Adan 87120	Arthur Salgado



PETITION > To Deny Carwash

PRINTED NAME	ADDRESS	SIGNATURE
Kenneth Williams	4700 Cayetana Pl NW	Kenneth Williams
KLARA PINK	41631 CAYETANA PL NW	Klara Pink

10/19



PETITION

PRINTED NAME

ADDRESS

SIGNATURE

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

Jean Lemon

5325 Edwards NW

*Jean Lemon*

DEBBIE LEMON

5005 VAUE RIO TR NW

*Debbie Lemon*

SHANE LEMON

5005 VAUE RIO TR NW

*Shane Lemon*

11/19



# PETITION

PRINTED NAME	ADDRESS	SIGNATURE
SETH R Drell	5101 SAN ADAM AVE SW	<i>Seth R. Drell</i>
DOLORES CHAVEZ	5119 SAN ADAM AVE NW	<i>Dolores Chavez</i>

12/19



# PETITION

[illegible]

13/19



PETITION

PRINTED NAME	ADDRESS	SIGNATURE
Patricia L. Mercer	5009 Costa Lasca Dr NW Albuquerque NM 87120	Patricia L. Mercer

14/19



## Vist De La Luz Homeowners - March 2016

What is your position for a new Rain Tunnel Car Wash at Coors & Seville?

[illegible]



What is your position for a new Rain Tunnel Car Wash at Coors & Seville?

15/19



# Vist De La Luz Homeowners - March 2016

What is your position for a new Rain Tunnel Car Wash at Coors & Seville?

Name	Address	Phone #	Signature	For	Against
Michael, Andrea Manning	5012 Costa Maresme	506-2696	Andrea Manning		X
Heather Abella	5008 Costa Maresme	440-1726	Heather Abella		X
Bobbie Coleman	4940 Costa Maresme	792-2933	Bobbie Coleman		X
JOSEPH SANCHEZ	5500 COSTA VERDE	350-5940	Joseph Sanchez		X
Matthew Gallagos	5031 Costa Verde	321-0806	Matthew Gallagos		X
JOSEPH BEAUCHAMP	5501 COSTA VERDE	908-8970	Joseph Beauchamp		X
Pat Bieton	5031 Costa Maresme	719-231-0498	Pat Bieton		X
Don Ortega	5015 Salade Tomas	505 4019339	Don Ortega		X!!
Cynthia Davis	12 Wind Rd NW	505-508-1933	Cynthia Davis		X
Lisa Montoya	5005 Costa Maresme	405) 621-5646	Lisa Montoya		X
Emily Susko	60 Wind Road	734-223-2406	Emily Susko		X
Robert Fierro	5508 Costa Verde Rd	505-503-9546	Robert Fierro		X
Adrianna Herrera	5508 Costa Verde Rd NW	505) 514-8776	Adrianna Herrera		X
Art Maestas	5000 Costa Maresme	505 250 9403	Art Maestas		X
Hector Carrillo		505/2638222	Hector Carrillo		X
Wendi Funtanilla	5008 Costa Ulasca	5053133209	Wendi Funtanilla		X
Blaine Jackson	5532 Costa Garraf	575 4919264	Blaine Jackson		X
Jeremiah Urrutia	5097 Costa Ulasca Dr	505328-4906	Jeremiah Urrutia		X
Dani Sandoval	5012 Costa Ulasca	850 5753	Dani Sandoval		X
Anthony Bezarides	5027 SALADE TOMAS	505-379-8891	Anthony Bezarides		X
PAT GARCIA	4927 COSTA ULASCA	505 7174080	PAT GARCIA		X
Nara Cruz	1815 Calle del Vista	5058313888	Nara Cruz		X
Susan Croux	126 Wind Rd NW	833-6053	Susan Croux		X
Sherril Maratta	5005 Costa Masca	898-6235	Sherril P. Maratta		X
Brandon Monarski	5508 Costa Garraf Rd	930-2281	Brandon Monarski		X
Francine Gonzales	5519 Costa Verde Rd	980-7526	Francine Gonzales		X
Arden Woodcock	54 Wind Rd NW	979-7771	Arden Woodcock		X
Patricia Whitelaw	5032 Ojos Azules NW	710-6116	Patricia Whitelaw		X
Nick Hubbard	5032 Ojos Azules NW	417-7653	Nick Hubbard		X
JAVIER ARQUETA	5020 COSTA MARESME	715-1731	JAVIER ARQUETA		X
John Pedilla	5028 Ojos Azules	977-3223	John Pedilla		X



# Vist De La Luz Homeowners - March 2016

What is your position for a new Rain Tunnel Car Wash at Coors & Seville?

Name	Address	Phone #	Signature	For	Against
Eila Erikson	5023 Ojos Azules	803 5488	Eila Erikson		X
GLENN D. WRIGHT	5031 OJOS AZUL	314-4154	Glenn Wright		X
HELEN KIRKE	5031 Ojos Azul	228-7826	Helen Kirke		X
Tason Koury	5027 Costa Marcesma NW	269-1102	Tason Koury		X
Jessamy Koury	5027 Costa Marcesma	412-3550	Jessamy Koury		X
James Anderson	5035 Costa Marcesma	7970585	James Anderson		X
Patricia Kirkland	5004 Costa Marcesma	508-2965	Patricia Kirkland		X
Mark Kirkland	5004 Costa Marcesma	508-2965	Mark Kirkland		X
C. STANDLEY	5036 Sala de Tomas	249-2223	C. Standley		X
Tessa Johnston	5035 Sala de Tomas	977-1152	Tessa Johnston		X
Ken Rodriguez	5035 Sala de Tomas	252-0205	Ken Rodriguez		X
Graciela Chavez	5031 Sala de Tomas	915525-8553	Graciela Chavez		✓
Stacey Carriman	5027 Sala de Tomas	508 397 4060	Stacey Carriman		✓
Gilbert Pacheco	5004 Sala de Tomas	315-2385	Gilbert Pacheco		X
Evan Long	5019 Sala de Tomas	505 920 0164	Evan Long		X
William Bonnan	5024 Costa Uascan NW	805 200 6592	William Bonnan		X
Raffany Corbin	5019 Costa Uascan	948 8830	Raffany Corbin		X
JAMES KNOLL	5015 Costa Uascan Dr.	303 818 1321	James Knoll		X
Maria Jewell	5004 Costa Uascan	575 302-8488	Maria Jewell		X
Jonathan FIEDERHALL	5016 Costa Uascan	505 503 6958	Jonathan Fiederhall		X
Carmen Chirco	5515 Cost. Verde	490-0248	Carmen Chirco		X
Lisa Cisneros	H125 Big Sky Rd	505 501 3079	Lisa Cisneros		X
Eloyda Gomez	5027 Ojos Azules	505 977 0624	Eloyda Gomez		X
Michelle L. Jaks	5020 Ojos Azules	505 251-3119	Michelle L. Jaks		X
Cynthia K. Spencer	5016 Sala De Tomas Dr NW	505-400-9846	Cynthia K. Spencer		X
Tom Archibald	5031 Costa UASCA	505 254 8544	Tom Archibald		X
Nancy & Jerry Davis	5536 Costa Garrya NW	505-856-7575	Nancy Davis		X
Louise Archibald	4900 Costa Marcesma NW		Louise Archibald		X
Jerry Archibald	4900 Costa Marcesma	554 1700	Jerry Archibald		X
William Archibald	5020 Costa Uascan Dr	817 797 1633	William Archibald		X
MIKE WSI	5005 MIRADOR NW	505 201 2111	Mike Wsi		X

17/19



Vist De La Luz Homeowners - March 2016

What is your position for a new Rain Tunnel Car Wash at Coors & Seville?

Name	Address	Phone #	Signature	For	Against
Ben Lopez	5040 Las Azules	60-4483	Ben Lopez		X
Anthony S. Lopez	5020 Costa Verde	433-8729	Anthony S. Lopez		X
Joseph Vigil	5032 Costa Verde	620 9104	Joseph Vigil		X
Aaron Corley	5024 Costa Maresme	575-640-2687	Aaron Corley		X
Judith Nienow	5009 Costa Maresme	263-0062	Judith Nienow		X
Mike Gonzales	5535 Costa Verde	250-0322	Mike Gonzales		X
Belen Morin	4939 Costa Vasca	890 4255	Belen Morin		X
Kristyn Kimbrey	4951 Costa Vasca		Kristyn Kimbrey		X
JOSE PRECIADO	5512 Costa Verde	505 711223	JOSE PRECIADO		X
BARB HARTKE	" " "	" " "	Barb Hartke		X
Claire Greene	5523 Costa Verde	505-717-8177	Claire Greene		X
Marissa Padilla	4928 Costa Maresme	505-730158	Marissa Padilla		X
Michelle Giddis	4928 Costa Maresme		Michelle Giddis		X
Joseph Ruiz	4978 Costa Maresme		Joseph Ruiz		X
Jose Cordova	5516 Costa Verde	505-2062854	Jose Cordova		X
Jennifer Carlson	5527 Costa Verde	505 250-2991	Jennifer Carlson		X
Lois Ortega	4923 Costa Vasca	505 3990670	Lois Ortega		X
Carl Teresa	4919 Costa Vasca	5,55031243	Carl Teresa		X
	4915 Costa Vasca	505 7207268	Daniel Habicht		X
Daniel Griego	4905 Costa Vasca	433-9917	Daniel Griego		X
Charles Harvey	5524 Costa Garrafal	917 6116	Charles Harvey		X
Alissa Harvey	5524 Costa Garrafal	366-8477	Alissa Harvey		X
Melinda Cordova	5516 Costa Verde	363 6123	Melinda Cordova		X
Mary K. Gallagher	5509 Costa Garrafal	505 503 6659	Mary K. Gallagher		X
L. Pauline Pino	5504 Costa Garrafal	235-0292	L. Pauline Pino		X
BRIAN JERKINS	5500 Costa Garrafal	270-0024	Brian Jerkins		X
MADELEINE BRINKER	5501 COSTA GARRAFAL	322-2328	MADELEINE BRINKER		X
Louise Hernandez	5512 Costa Garrafal	239-0255	Louise Hernandez		X
Ben Dinsler	5519 Costa Verde	433-3530	Ben Dinsler		X
Steve Gurule	5531 Costa Garrafal	433-2050	Steve Gurule		X
Maggi Tobac	5039 Las Azules	414-6004	Maggi Tobac		X



PETITION

PRINTED NAME

ADDRESS

SIGNATURE

Joshua Abrams

5001 Sala de Tomas DE

*[Signature]*

19/19



## Quevedo, Vicente M.

---

**From:** Anthony Brian Gallegos <agalle02@unm.edu>  
**Sent:** Wednesday, April 06, 2016 1:29 PM  
**To:** Michel, Racquel M.; 'Charles Harvey'; 'Mary K. Gallagher <mkg2404@hotmail.com> (mkg2404@hotmail.com)'; 'Dana Stewart'; 'Anthony Gallegos'; 'pete.padilla84@gmail.com'; 'bill\_emmerich@hotmail.com'; 'Leila Eerikainen'; 'antonio@moejustice.com'; 'Nick Hubbard'; 'Scott Harbaugh'; 'bentafoyadi@aol.com'; 'Charles Harvey'; 'Leila Eerikainen'; 'sander.rue@nmlegis.gov'; 'Mike G'  
**Cc:** Quevedo, Vicente M.; Romero, Elaine T.; Gurule, John B.; Biazar, Shahab; Dicome, Kym  
**Subject:** RE: EPC Project 1004675 (Rain Tunnel Carwash) on Coors & Sevilla

Racquel:

This communique is to voice my deepest opposition to the proposed Rain Tunnel Car Wash at the corner of Coors and Seville. As a homeowner and HOA board member this proposed project has very high opposition and as brought up at a city public meeting in March at Taylor Ranch Community Center attended by over 50 residents (all opposing) the project for a slew of concerns and issues. We encourage you and ABQ Planning Commission to review this meetings findings and concerns many to list in the email.

We are not opposed to business development, however we believe this type of automotive business is not the best place for this project especially with the limited access and exit from our Vista de la Luz community which possesses approximately 140 homes, already several business parking issues, and another HOA to the north of our neighborhood who rely on Seville to access Coors sue to the safety concerns and very high risk of crossing Coors to go north. With project volume of vehicles to increase by 300 per day (owners estimates) and the current light signal time durations will be greatly affected from a safety standpoint with the increase of traffic.

We hope that our city officials will see that this type of business in not conducive for our surrounding community's quality of life, safety, property values, noise, traffic issues, etc., etc. it is imperative a full, fair and complete assessment be conducted to highlight these real concerns and impacts. Please confirm receipt of this email.

Thank you,

*Anthony B. Gallegos, MPA*

Vista de la Luz Resident & HOA Board Member

---

**From:** Michel, Racquel M. [<mailto:rmichel@cabq.gov>]  
**Sent:** Wednesday, March 30, 2016 8:57 AM  
**To:** 'Charles Harvey' <[charveyunm@gmail.com](mailto:charveyunm@gmail.com)>; 'Mary K. Gallagher <mkg2404@hotmail.com> (mkg2404@hotmail.com)' <[mkg2404@hotmail.com](mailto:mkg2404@hotmail.com)>; 'Dana Stewart' <[drstewartrn@msn.com](mailto:drstewartrn@msn.com)>; Anthony Brian Gallegos <[agalle02@unm.edu](mailto:agalle02@unm.edu)>; 'Anthony Gallegos' <[anthony.gallegos.nm@live.com](mailto:anthony.gallegos.nm@live.com)>; 'pete.padilla84@gmail.com' <[pete.padilla84@gmail.com](mailto:pete.padilla84@gmail.com)>; 'bill\_emmerich@hotmail.com' <[bill\\_emmerich@hotmail.com](mailto:bill_emmerich@hotmail.com)>; 'Leila Eerikainen' <[leilaee@gmail.com](mailto:leilaee@gmail.com)>; 'antonio@moejustice.com' <[antonio@moejustice.com](mailto:antonio@moejustice.com)>; 'Nick Hubbard' <[nhubbs50@gmail.com](mailto:nhubbs50@gmail.com)>; 'Scott Harbaugh' <[sharbaugh@cgres.com](mailto:sharbaugh@cgres.com)>; 'bentafoyadi@aol.com' <[bentafoyadi@aol.com](mailto:bentafoyadi@aol.com)>; 'Charles Harvey' <[charveyunm@gmail.com](mailto:charveyunm@gmail.com)>; 'Leila Eerikainen' <[leilaee@gmail.com](mailto:leilaee@gmail.com)>; 'sander.rue@nmlegis.gov' <[sander.rue@nmlegis.gov](mailto:sander.rue@nmlegis.gov)>; 'Mike G' <[mgonzales.mike@gmail.com](mailto:mgonzales.mike@gmail.com)>  
**Cc:** Quevedo, Vicente M. <[vquevedo@cabq.gov](mailto:vquevedo@cabq.gov)>; Romero, Elaine T. <[eromero@cabq.gov](mailto:eromero@cabq.gov)>; Gurule, John B. <[jbgurule@cabq.gov](mailto:jbgurule@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Dicome, Kym <[kdicome@cabq.gov](mailto:kdicome@cabq.gov)>  
**Subject:** EPC Project 1004675 (Rain Tunnel Carwash) on Coors & Sevilla



All,

Thank you all for your concern regarding the project located on Coors and Sevilla. I am the engineer that will be reviewing the case for EPC so please forward your concerns to me. I did speak with my staff, John Gurule, and he has provided me with all of the previous concerns and documentation. I will review and let the EPC case planner know if we have additional requirements.

Please feel free to contact me if you have any additional questions.

Thanks,

**Racquel M. Michel, P.E.**

Traffic Engineer

City of Albuquerque

Transportation Development Section

505-924-3991

[rmichel@cabq.gov](mailto:rmichel@cabq.gov)



## SITE PLAN REDUCTIONS



## ADDITIONAL STAFF INFORMATION



DATE: 12/15/16 TIME: 10:00 AM

## LANDSCAPE DATA

GROSS LOT AREA	51,580 SF
LESS BUILDING(S)	5,276 SF
NET LOT AREA	46,304 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	11,448 SF
PROVIDED LANDSCAPE	24,771 SF
PERCENT OF NET LOT AREA	32 %
HIGH WATER USE TURF	
1 INCH PROPOSED	
REQUIRED STREET TREES	19
PROVIDED AT 30' O.C. SPACING STREET	19
REQUIRED PARKING LOT TREES	4
PROVIDED AT 1 PER 10 SPACES (16 SPACES/10)	5
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	8,585 SF MIN.
PROVIDED LANDSCAPE COVERAGE	8,505 SF (74%)

## NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

TREES ALONG STREET TO BE LOCATED SO AS NOT TO BLOCK SIGNAGE.

## IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/2 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

## MATERIALS LEGEND

	7/8" MOUNTAIN AIR BROWN GRAVEL (over filter fabric)
	2"-4" BLUE SAIS COBBLE (over filter fabric)
	AREA NOT IN CONTRACT

## GENERAL NOTES

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OWNER'S REP. A PLANT PHOTO SUBMITTAL FOR APPROVAL IF REQUESTED BY THE OWNER. THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.

EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.

EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.

ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.

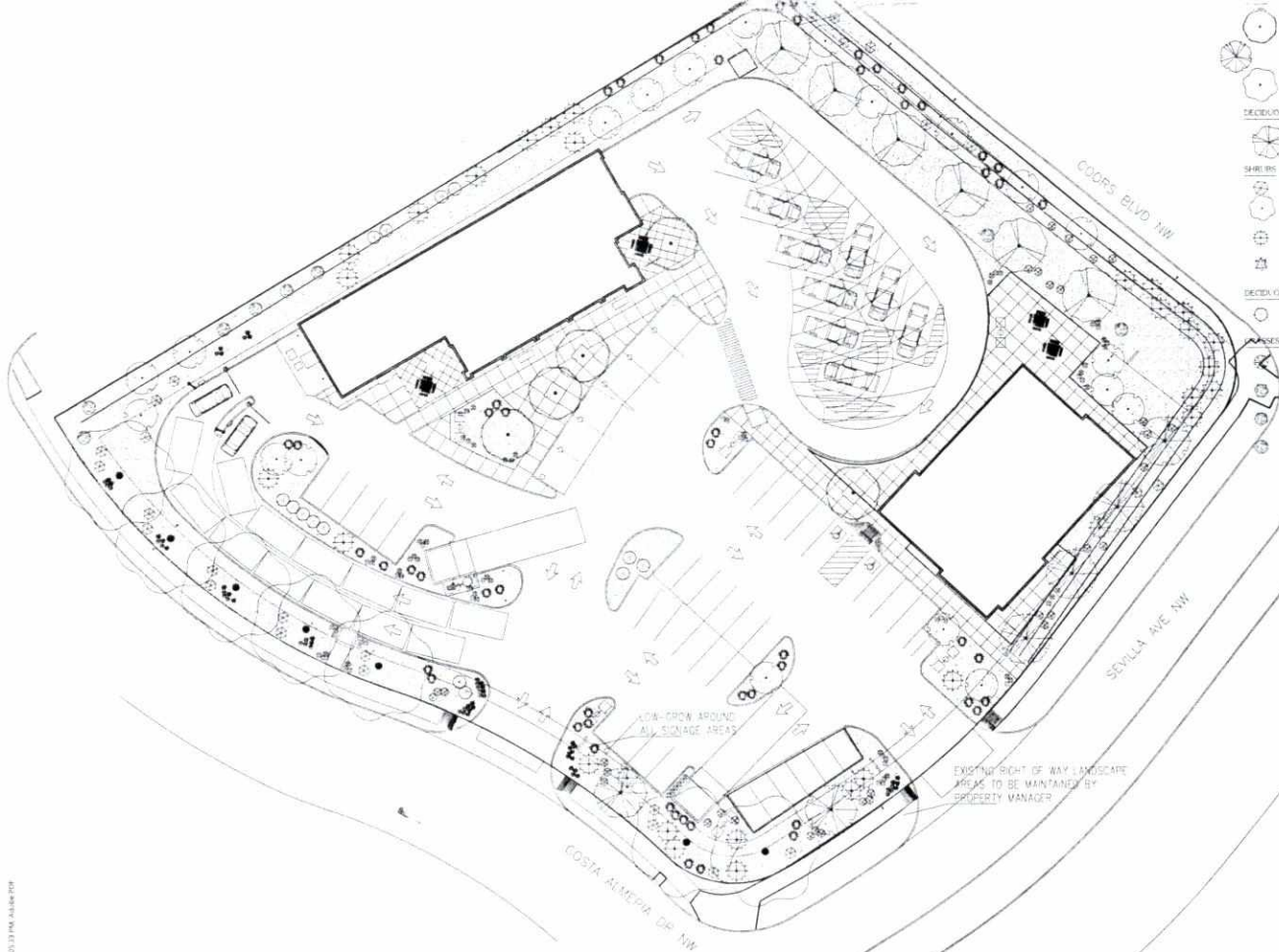
NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.

SAMPLES OF RIVER ROCK ARE TO BE PROVIDED TO OWNER/OWNER'S REP. FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.

CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDING PERIMETER ONLY. IRRIGATION FOR THIS AREA

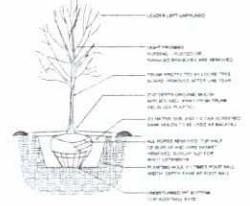
TO BE DRIP IRRIGATION. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.

IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO HAND WATER ALL PLANT MATERIAL FOR THE DURATION OF AN ENTIRE GROWING SEASON UNTIL PLANT MATERIAL IS ESTABLISHED.

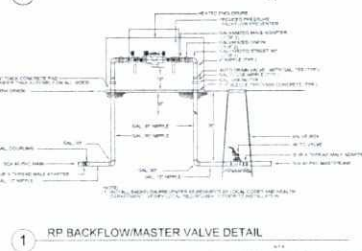


QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	AREA/AREA TOT
6	Pinus strobus / White Pine	2" B&B	Medium	45 x 6 = 270 sf
20	Chamaecyparis lawsoniana / Lawson Cypress	5 gal	Low	35 x 25 = 875 sf
20	Juniperus horizontalis / New Mexico Juniper	24" x 6	Medium	40 x 20 = 800 sf
30	Juniperus horizontalis / Blue Chip / Blue Chip Juniper	5 gal	Medium	35 x 30 = 1,050 sf
64	Pinus subula / Emerald Cushion Pine / Blue Cushion Pine	1 gal	Medium	5 x 6.4 = 320 sf
16	Campanula glabra / Yellow Bell w/ Powder	5 gal	Low	40 x 16 = 640 sf
33	Artemisia tridentata / Neodrepana, silver cholla grass	5 gal	Low	30 x 33 = 990 sf
16	Colonnatus x scutellariifolius / Karl Foerster / Feather Reed Grass	1 gal	Medium	25 x 16 = 1,400 sf
92	Helleborus viridis / Blue Day Lily	5 gal	Medium	25 x 92 = 2,300 sf
8	Saxifraga oppositifolia / Blue Saxifrage	5 gal	Medium	25 x 8 = 200 sf

Total landscape coverage = 9,305 sf



## TREE PLANTING DETAIL



## RP BACKFLOWMASTER VALVE DETAIL



Date: 2/24/2016  
Revisions:  
3/31/2016  
Drawn by: E.C.G.  
Reviewed by: Huls

**Buckner Carwash**  
5401 Sevilla Ave NW  
Albuquerque, New Mexico



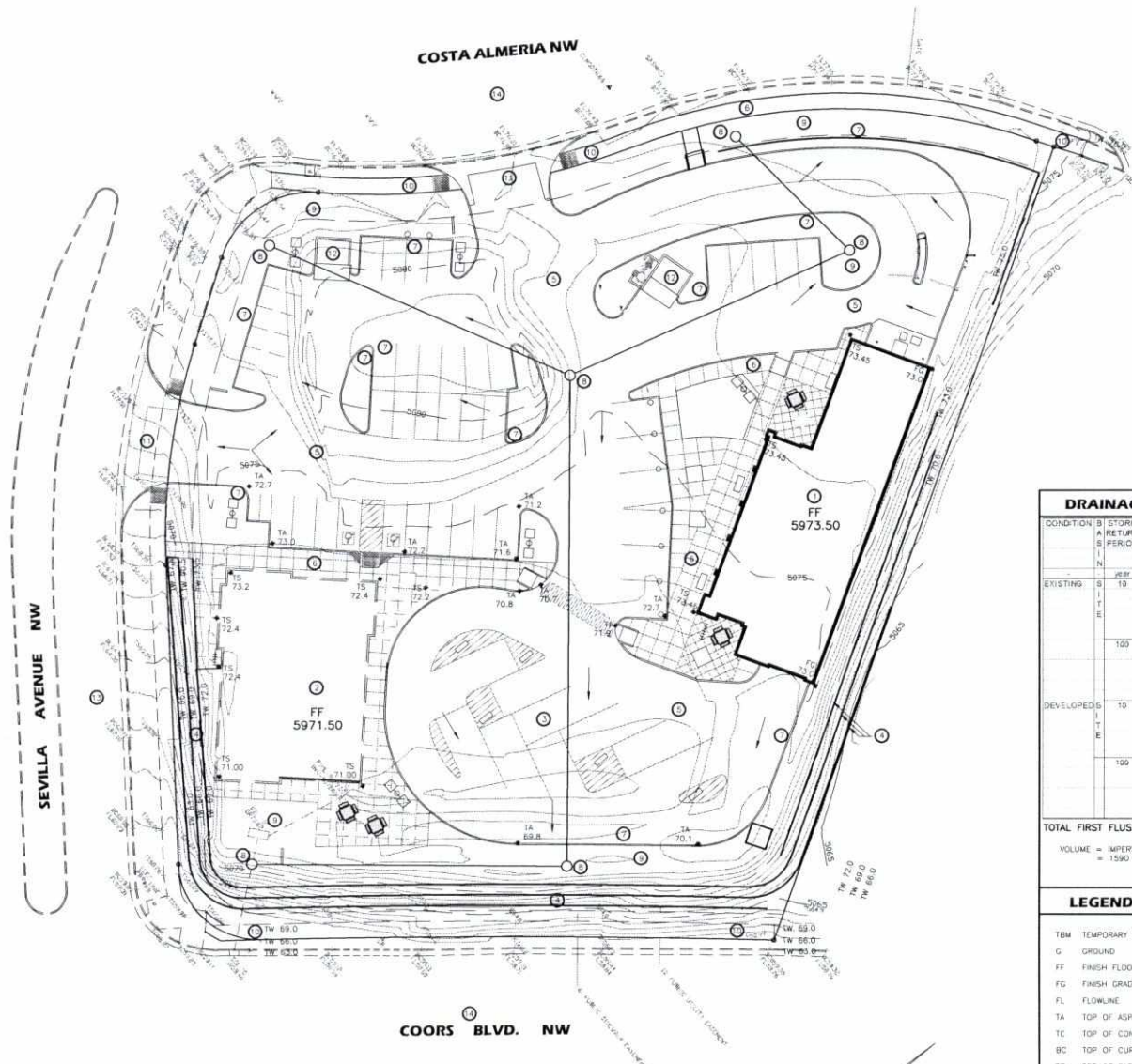
Scale: 1" = 20'

Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LS-01**



## GRADING PLAN



### DRAINAGE NOTES

- [illegible]

### DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA		EXCESS PRECIPITATION RUNOFF		PEAK RUNOFF		RUNOFF VOLUME RATE	
			sq ft	ac	in	ft	cu ft	cfs	ac ft	in/hr
EXISTING S I T E	10	A	79619	0.08	0.24	531	0.04			
		B	0	0.22	0.76	0	2.22			
		C	0	0.44	1.49	0	3.00			
		D	0	1.24	2.89	0	8.00			
		TOTAL	79619			531	0.04			
	100	A	79619	0.44	1.29	2618	2.36			
		B	0	0.87	2.03	0	4.00			
		C	0	0.94	2.87	0	4.00			
		D	0	1.97	4.37	0	8.00			
		TOTAL	79619			2618	2.36			
DEVELOPED S I T E	10	A	0	0.08	0.24	0	0.08			
		B	19974	0.22	0.76	1666	3.05			
		C	0	0.44	1.49	0	3.00			
		D	50645	1.24	2.89	9123	9.68			
		TOTAL	79619			8030	4.31			
	100	A	0	0.44	1.29	0	0.93			
		B	19974	0.67	2.03	1115	3.00			
		C	0	0.98	2.87	0	4.00			
		D	50645	1.97	4.37	9782	9.68			
		TOTAL	79619			12607	8.91			

TOTAL FIRST FLUSH VOLUME

VOLUME = IMPERVIOUS AREA X (0.42-0.10)/12  
= 1590 CUBIC FEET

### LEGEND

TM	TEMPORARY BENCHMARK	MB	MANHOLE
G	GROUND	CB	CATCH BASIN GRATE
FF	FINISH FLOOR	GM	GAS METER
FG	FINISH GRADE	GV	GAS VALVE
FL	FLOWLINE	LP	LIGHT POLE
TA	TOP OF ASPHALT	PP	POWER POLE
TC	TOP OF CONCRETE	GW	GUY WIRE
BC	TOP OF CURB	PEO	ELEC. OR TEL. PEDESTAL
TP	TOP OF EARTH PAD	RO	ROOF DRAINAGE POINT
TS	TOP OF SIDEWALK	RD	SURFACE RUNOFF DIRECTION
FW	TOP OF WALL		
FI	FIRE HYDRANT		
WM	WATER METER		
WV	WATER VALVE		

	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

## VICINITY MAP NO. F-11



## FEMA FIRM PANEL NO. 114H



**KEYED NOTES**

1. PROPOSED CAR WASH
2. FUTURE RETAIL.
3. PROPOSED COVERED AREA
4. PROPOSED 3' HIGH DRY STACK OR MASONRY RETAINING WALLS w/ 3" PLANTING AREA BETWEEN WALLS.
5. PROPOSED HEAVY AND LIGHT DUTY ASPHALT PAVEMENTS.
6. PROPOSED CONCRETE WALK.
7. PROPOSED CONCRETE DRIVE CURB.
8. PROPOSED STORM DRAIN SYSTEM TO EXISTING STORM DRAIN.
9. PROPOSED RETENTION POND FOR INITIAL STORM RUNOFF w/ OVER FLOW TO STORM DRAIN SYSTEM.
10. PROPOSED 6" CONCRETE PUBLIC SIDEWALK PER CDA STD. DET. 2430.
11. PROPOSED PRIVATE ENTRANCE DETAIL PER CDA STD. DET. 2426.
12. PROPOSED REFUSE ENCLOSURE.
13. EXISTING PAVED STREET WITH CONCRETE CURB, GUTTER & SIDEWALK.
14. EXISTING PAVED STREET WITH CONCRETE CURB & GUTTER

### LEGAL DESCRIPTION

TRACT 'J', VISTA DE LA LUZ

### PERMANENT BENCHMARK

ACS STATION 11-F11, ELEVATION 5029.526 (NAVD 1988)

[illegible]

project title	5401 SEVILLA AVE. NW ALBUQUERQUE, NM
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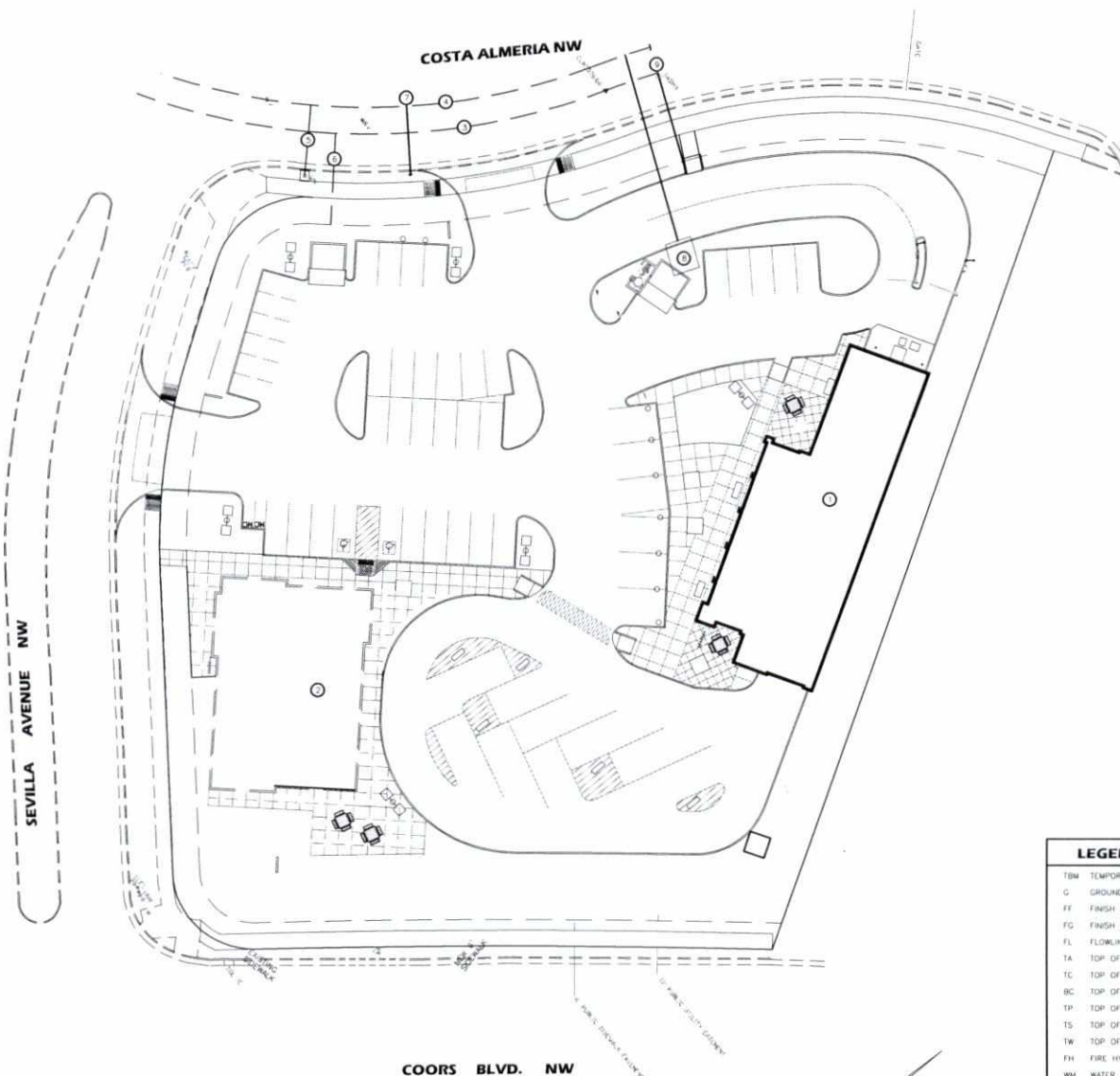
sheet title  
**CONCEPTUAL G&D PLAN**

03/30/16

**BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105



# UTILITY PLAN



## VICINITY MAP NO. F-11



## KEYED NOTES

1. PROPOSED CAR WASH.
2. PROPOSED BUILDING SHELL.
3. EXISTING 8" PVC SAS.
4. EXISTING 8" PVC WATER.
5. EXISTING 2" WATER SERVICE. USE FOR IRRIGATION SYSTEM.
6. EXISTING 4" SAS SERVICE. ABANDON.
7. PROPOSED 6" WATER LINE WITH GATE VALVE AND FIRE HYDRANT.
8. PROPOSED 3" WATER SERVICE AND VAULT IN EASEMENT GRANTED TO ABOQUIA.
9. PROPOSED 6" SAS SERVICE.

## LEGAL DESCRIPTION

TRACT "J", VISTA DE LA LUZ

## LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS WATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	ELEC	ELEC. OR TEL. PEDESTAL
TC	TOP OF CONCRETE	RD	ROOF DRAINAGE POINT
BC	TOP OF CURB		
TP	TOP OF EARTH PAD		
TS	TOP OF SIDEWALK		
TW	TOP OF WALL		
FH	FIRE HYDRANT		
WM	WATER METER		
WV	WATER VALVE		
MH	MANHOLE		
CB	CATCH BASIN GRATE		

## PERMANENT BENCHMARK

ACS STATION 11-F11, ELEVATION 5029.526 (NAVD 1988)

no.	date	remarks	by

REVISIONS			
project title	X 5401 SEVILLA AVE. NW ALBUQUERQUE, NM		
sheet title	WET UTILITY PLAN		
drawn by	meto	design by	JLB
03/30/16		project no	151B

**BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505) 823-1344 FAX (505) 821-9109